



# ADMINISTRATIVE REPORT

**DATE: MARCH 3, 2022**

**TO: CITY COUNCIL AND PINOLE COMMUNITY MEMBERS**

**FROM: ANDREW MURRAY, CITY MANAGER**

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## **UPCOMING EVENTS**

### **CITY PUBLIC MEETINGS**

<b>Meetings</b>	<b>Date and Time</b>	<b>Location</b>
City Council Meeting	Tuesday, March 15, 2022 6:00 pm	Council Chamber
Community Services Commission	Wednesday, March 23, 2022 5:00 pm	Community Room
Planning Commission	Monday, March 28, 2022 7:00 pm	Council Chamber

\* Due to the State of California's declaration of emergency, City Council meetings are currently being conducted through videoconference pursuant to authorization from Governor Newsom's executive orders. Please submit public comments for City Council meetings to the City Clerk before or during the meeting via email to [comment@ci.pinole.ca.us](mailto:comment@ci.pinole.ca.us). City Council meetings can be viewed live on Channel 26 or video-streamed live on the City's website, [www.ci.pinole.ca.us](http://www.ci.pinole.ca.us). If none of these options are available to you, or you need assistance with public comment, please contact the City Clerk, Heather Iopu, at (510) 724-8928 or [hbell@ci.pinole.ca.us](mailto:hbell@ci.pinole.ca.us). Agendas, minutes, and other information regarding City Council meetings can be found on the city website, [https://www.ci.pinole.ca.us/city\\_government/city\\_clerk/agendas\\_and\\_minutes](https://www.ci.pinole.ca.us/city_government/city_clerk/agendas_and_minutes)

## **OTHER CITY-SPONSORED EVENTS**

<b>Events</b>	<b>Date and Time</b>	<b>Location</b>
Food Distribution	Monday, March 14, 2022, 9:00am-11:00am	Pinole Senior Center 2500 Charles Ave.
Spring Egg Hunt	Saturday, April 9, 2022, 10am-12pm	Fernandez Park 595 Tennent Ave.
Pinole Senior Center To-Go Pork Chop Fundraiser	Friday, April 22, 2022, 2pm-4pm	Pinole Senior Center 2500 Charles Ave.

## **CORONAVIRUS (COVID-19) UPDATE**

### **MASKING REQUIREMENTS IN K-12 SCHOOLS AND CHILDCARE SETTINGS ENDING AFTER MARCH 11**

**Masks still strongly recommended; vaccines and boosters urged to further strengthen defenses**

Children in K-12 schools and childcare settings in Contra Costa County will no longer be required by the State to wear masks indoors after March 11, although masking will continue to be strongly recommended. State health officials announced the upcoming shift in school masking policy on Monday as COVID case and hospitalization rates continue to rapidly decline.

Masks are no longer required for unvaccinated workers indoors by Cal/OSHA COVID-19 Emergency Temporary Standards (ETS) but are strongly recommended for all individuals in most indoor settings. Visit <https://www.coronavirus.cchealth.org/> for more information.

## **ITEMS OF INTEREST**

### **POLLING FOR CHARTER CITY/REAL PROPERTY TRANSFER TAX BALLOT MEASURE**

At its meeting of March 15, 2022, the City Council received a presentation from staff on information related to placing a measure on the November 2022 ballot changing Pinole to a charter city and increasing its real property transfer tax rate. The Council directed staff to engage a firm to conduct a community poll on the matter; it will decide later whether or not to place a measure on the ballot.

### **LOW TO NO COST WORKFORCE AND JOBSEEKER SERVICES AVAILABLE**

On March 1, 2022 the City Council received a presentation from the Workforce Development Board (WDB) of Contra Costa County regarding workforce trends in the region and resources

the WDB provides to the community. Did you know that the WDB provides jobseekers with career planning and assessment, job training, and transition solutions to re-enter the workforce? What's more, the if local businesses can't find enough skilled workers or they need new talent, the WDB provides low to no-cost services to recruit, train and retain their workforce. There are also services for youth and young adults who have barriers to graduating from school, finding a job, or launching a career. The WDB is also helping businesses and employees/jobseekers through the COVID-19 crisis by providing resources and information through a hotline. Learn more about the WDB by visiting their [website](#) and sign up to receive e-workforce news directly on their site.

### **612 TENNENT AVENUE PROPERTY**

City of Pinole, Contra Costa County residential mixed-use property for sale in Old Town Pinole, RSG will hold open house to view the property from 12:00pm – 2:00pm on the following dates: March 18, 2022 and April 22, 2022

Please see attached flyer

<https://www.loopnet.com/Listing/612-Tennent-Ave-Pinole-CA/25051363/>

### **SUMMER 2022 OUTDOOR CINEMA AND CONCERT SURVEY**

The Community Services Department is currently planning for the return of our outdoor cinema and concert series that will be offered this summer on select Thursdays and Fridays at Fernandez Park. Please take a few minutes to complete the survey to help us select the movies and music for the event. The survey results will be used to help us plan for our exciting 2022 Summer at Fernandez Park series. All feedback is greatly appreciated. The survey will be available until Friday, March 18th. For additional inquiries, please contact Kristina Santoyo, Recreation Coordinator, at [ksantoyo@ci.pinole.ca.us](mailto:ksantoyo@ci.pinole.ca.us) Survey link: <https://www.surveymonkey.com/r/GC6SK6B>

### **SENIOR CENTER UPDATE**

We are excited to announce beginning Tuesday, March 1st, the Pinole Senior Center will be adding more programs and extending building hours. The Center will be open Monday through Friday from 8 AM – 4 PM. The Library and Lobby seating areas are now available for everyone to enjoy! The capacity for all classes has increased allowing individuals to register for classes/activities for the month. Please see attached copy of the updated class schedule. More information can also be found on the Senior Center website: <https://www.ci.pinole.ca.us/cms/One.aspx?portalId=10947056&pageId=17700118>

For any questions, please contact Kristina Santoyo, Recreation Coordinator, at [ksantoyo@ci.pinole.ca.us](mailto:ksantoyo@ci.pinole.ca.us)

## FOOD DISTRIBUTION

The Food Bank of Contra Costa and Solano County will be providing free boxes of nonperishable food and bags of fresh produce every second Monday of the month. The next drive-thru distribution is **Monday, March 14 from 9 AM to 11 AM** (or as supplies last) at the Pinole Senior Center parking lot, 2500 Charles Ave. You do NOT need to be a member of the Pinole Senior Center or a senior to receive food. Quantities are limited. First come first serve. One box and/or bag per household. This will be a contact-less event, please follow the directions from staff and volunteers when you arrive. Parking or exiting your vehicle will not be allowed. All participants must wear a face covering. **Please open your vehicle's trunk when you enter the parking lot. Food items will be placed in the trunk only by staff/volunteers.** If you have any questions, contact the Recreation Coordinator at [ksantoyo@ci.pinole.ca.us](mailto:ksantoyo@ci.pinole.ca.us) or call the Front Desk at (510) 724-9800.

## SPRING EGG HUNT

The Pinole Police Department and Pinole Youth Center will host the annual **Egg Hunt on April 9<sup>th</sup>, from 10 -12pm**. Everyone is invited to this free community spring event. Spend time with family and friends and create wonderful spring memories as you join us at the outdoor egg hunt at Fernandez Park located at 595 Tennent Avenue. Bring your basket as you hunt for eggs amongst the thousands scattered throughout the grassy area of the park and the baseball field. There will be designated areas for different age groups (0-4 & 5-12 years old). Egg hunt begins at **11:45am**. Get your kids EGG-CITED when you tell them about the many activities that will be offered such as games, arts and crafts, face painting, and photo op with the bunny, and of course, the Egg-cellent Egg Hunt. Let the hunt begin! For more info, contact Natasha at the Police Department at [nvaldepena@ci.pinole.ca.us](mailto:nvaldepena@ci.pinole.ca.us) or Cristina at [youth@ci.pinole.ca.us](mailto:youth@ci.pinole.ca.us) (see flyer for more info)

## SENIOR CENTER TO-GO PORK CHOP FUNDRAISER

On Friday, April 22<sup>nd</sup>, the Pinole Senior Center will be hosting a To-Go Pork Chop Fundraiser. The To-Go meal will include pork chop, a baked potato (includes sour cream, chives, and butter), mixed vegetables, garden salad, house made dinner roll, and dessert. Meals are \$25 and all proceeds go towards the Pinole Senior Center. Tickets can be purchased at the Front Desk. Quantities are limited. The last day to purchase a ticket is Friday, April 15<sup>th</sup>. Pick up for the meals will take place outside of the Senior Center at the exterior doors of the Main Hall closest to the Kitchen Serving Window from **2 pm – 4 pm**. If you have any questions, contact the Recreation Coordinator at [ksantoyo@ci.pinole.ca.us](mailto:ksantoyo@ci.pinole.ca.us) or call the Front Desk at (510) 724-9800.

## SPRING YOUTH ACTIVITIES

The Pinole Youth Center is offering two cooking classes for youth 3-17 years old for our Spring Session. **Parent and Me Cooking Class** for children ages 3-5 years old and must be accompanied by a parent/guardian. **Cooking Round the World** for children ages 6-12 years old. See flyer for description, fees, age requirements, and location of each class. Sign up

early before classes fill up. Classes begin as early as March 25<sup>th</sup>. Register for classes at <https://pinolerec.recdesk.com/Community/Program>. For more information, please contact the Youth Services Coordinator at [youth@ci.pinole.ca.us](mailto:youth@ci.pinole.ca.us) or call 510-724-9004.

### **LOCAL ROAD SAFETY PLAN (LRSP) – VIRTUAL MAP INPUT CLOSES ON MARCH 15**

The City of Pinole is developing a citywide Local Road Safety Plan (LRSP) geared towards improving traffic safety for pedestrians, bicyclists, transit users and drivers. The LRSP would enable the city to enhance traffic safety for all modes of transportation and for all ages and abilities. To learn more about the project, please visit the project website at [www.pinoleslrsp.com](http://www.pinoleslrsp.com). Use the [virtual interactive map](#) to share your traffic related safety concerns on city streets. You can also access the virtual interactive map by selecting the “Report Concern” tab on the project website. The virtual interactive map platform will close on **March 15, 2022**.

### **WINTER WALK CHALLENGE**

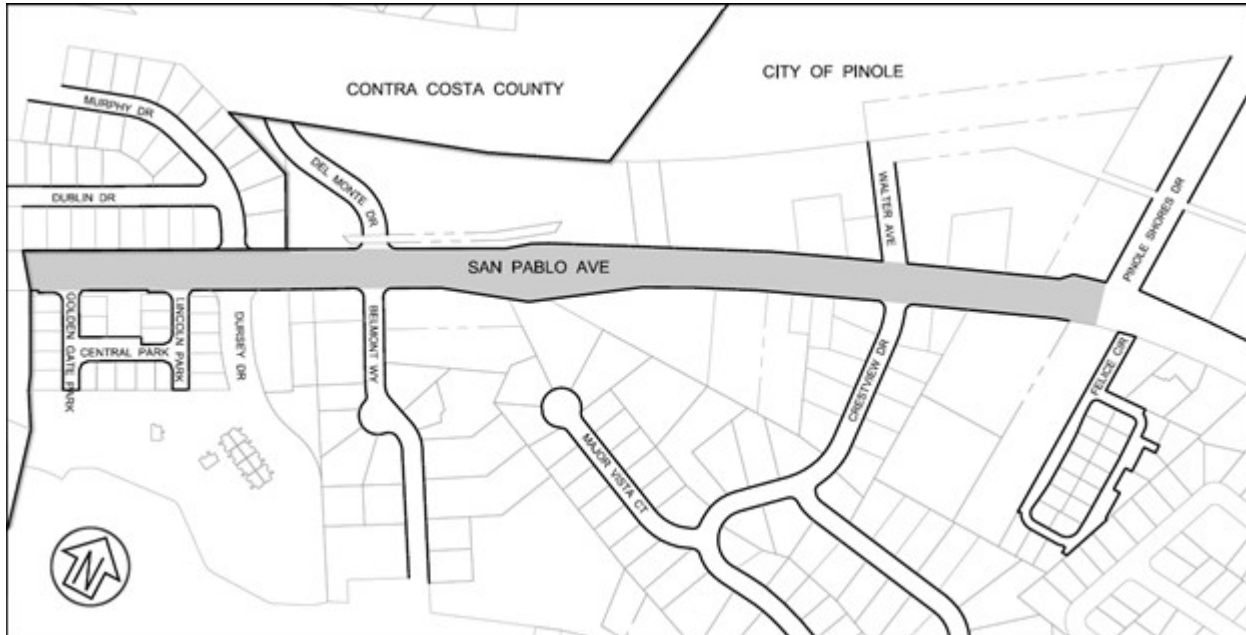
Fun, free, and healthy: 511 Contra Costa’s [Winter Walk Challenge](#) will get you outside and on the move. Sign up and receive a new challenge each Monday, through March. Complete challenges to earn entries in weekly drawings for \$35 Amazon gift cards and be entered to win the iPad Grand Prize. Start 2022 on the right foot and [sign up](#) today!

### **BICYCLE CHAMPION OF THE YEAR – NOMINATIONS NOW OPEN**

Know someone who has inspired you to get on your bike and pedal to wherever? Heard of someone committed to making a difference to the environment and the world at large? Then consider nominating them to be a 2022 Bike Champion of the Year!

Nominations are now open! Click [here](#) to submit your champion!

## SAN PABLO AVENUE REHABILITATION PROJECT



The San Pablo Avenue Rehabilitation Project (CIP Project # RO1801) will rehabilitate a 0.5-mile section of San Pablo Avenue between the western city limit to Pinole Shores Drive. Rehabilitation will include installation of curb ramps, a pedestrian island median, retaining wall, pavement stripes and markings, base failure repairs, and asphalt pavement grinding and overlay.

The City of Pinole awarded a contract to MCK Services, Inc. for the project. To date, the ADA curb ramps upgrades have been completed at intersections between the project limits. A retaining wall was installed east of Belmont Ave. to provide erosion control and clear sidewalk for pedestrians. Pavement rehabilitation work began at the end of February and is on-going. The anticipated completion date of the entire project is Spring 2022.



Installation of ADA compliant curb ramps

Retaining wall (East of Belmont Ave.)

## **SAN PABLO AVENUE BRIDGE REPLACEMENT PROJECT**

The San Pablo Avenue bridge crosses over the Burlington Northern Santa Fe (BNSF) railroad track and serves as the area's direct route between the cities of Pinole and Hercules, without using the freeway. The age and condition assessment of the existing bridge support replacement.

In December 2021, a virtual public workshop was held to present two design alternatives and answer questions for members of the public. These design alternatives were presented to City Council at the recent March 1<sup>st</sup> Council meeting.

The first alternative is to construct a new bridge at the existing bridge location and provide a 2-lane temporary bridge during construction. The second alternative is to construct a fully separated bridge. Based on a value analysis, staff recommended the first alternative as the preferred design alternative.

On March 1<sup>st</sup>, City Council accepted the first alternative as the preferred design alternative and authorized conducting additional studies to proceed with preparation of environmental documents. City Council also authorized staff to draft a Memorandum of Understanding with the City of Hercules regarding project development and construction coordination, which would need to be approved by the City Council prior to execution.

To learn more about the project, design alternatives, or view recorded meetings, you can visit the project website: [www.pinolespabridge.com](http://www.pinolespabridge.com)



## **EXCELLENCE IN BUDGETING AWARD**

For the eighth consecutive fiscal year, the City of Pinole has received the Excellence in Budgeting Award from the California Society of Municipal Finance (CSMFO) for its Fiscal Year 2021/22 Operating Budget. The award represents a significant achievement by the City. It reflects the City's commitment to meeting the highest principles of government budgeting. To receive the award, the City had to satisfy CSMFO criteria for effective budget presentation.

## **GET INVOLVED! JOIN A CITY BOARD, COMMITTEE OR COMMISSION!**

The city recruitment to fill vacancies on the following boards and commissions is **now open continuously**:

- Traffic and Pedestrian Safety Committee
- Community Services Commission

For more information on how to apply, please visit the [BOARDS AND COMMISSIONS](#) webpage or contact the City Clerk, Heather Bell at (510) 724-8928 or [hbelle@ci.pinoles.ca.us](mailto:hbelle@ci.pinoles.ca.us).

## **CONTACT THE CITY**

City of Pinole  
City Hall  
2131 Pear Street, Pinole, CA 94564  
(510) 724-9000  
[www.ci.pinoles.ca.us](http://www.ci.pinoles.ca.us)

If you would like to be added to the email distribution list to receive the biweekly Administrative Report, please email Ana Avila at [aavilesavila@ci.pinoles.ca.us](mailto:aavilesavila@ci.pinoles.ca.us).



CONTRA COSTA COUNTY

# PINOLE

## CITY OF PINOLE, CONTRA COSTA COUNTY RESIDENTIAL MIXED-USE PROPERTY FOR SALE IN OLD TOWN PINOLE

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### 612 TENNENT AVENUE

The City of Pinole is pleased to announce the opportunity to purchase and rehabilitate a residential mixed-use building located at **612 Tennent Avenue** in the heart of Old Town Pinole. The 3,242 s.f. building (5,000 s.f. lot) was built in 1908 and was historically used as commercial on the bottom floor with a 3-bedroom apartment on the second floor. Current zoning allows for commercial and residential mixed-use. The City is seeking a buyer who will lovingly restore this building in historic Old Town Pinole.



If interested in learning more about this opportunity, please contact Kyle Westra, the City's consultant, at 510.989.4868 or [kwestra@webrsg.com](mailto:kwestra@webrsg.com)



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# The Community

Incorporated in 1903, Pinole is located in the San Francisco Bay Area on the shores of San Pablo Bay in Western Contra Costa County. Pinole's strategic location includes easy access to Interstate 80, which connects Pinole to San Francisco/Oakland to the south and Sacramento to the north. State Route 4 links Pinole to nearby cities such as Concord, Martinez, Pleasant Hill, and Walnut Creek.

Pinole is known for its architectural heritage and rich historic past while offering the feel of a small-town community. The City offers a superb quality of life and has a growing population of over 19,000 residents with a median household income of over \$100,000. Its location in the thriving Bay Area and easy access to a trade area population of nearly 120,000 people within a 10-minute drive time provides an ideal market for a commercial, residential, or mixed-use development. Pinole hosts several major national retailers such as Sprouts, Trader Joes, Best Buy, Target, In N Out, and Habit Burger.

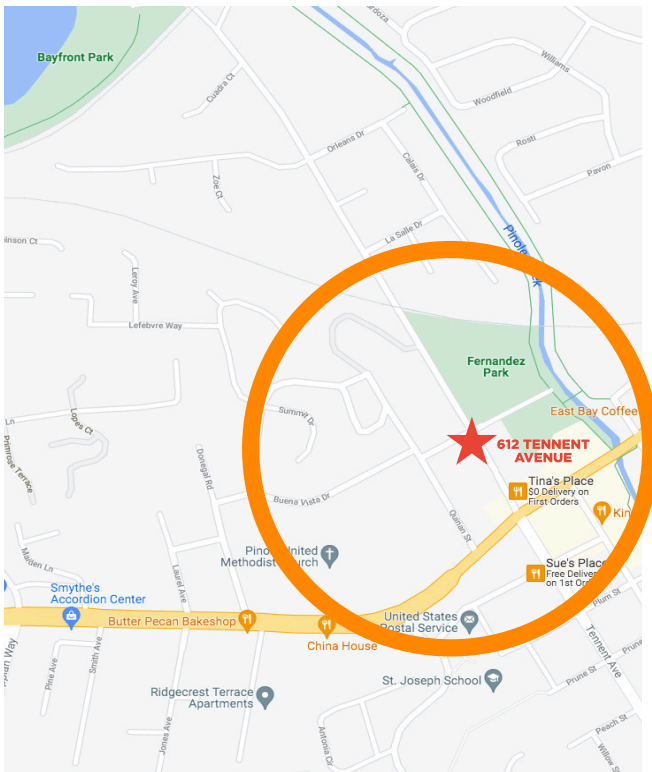
612 Tennent Avenue is located near a major intersection in the City's commercial core. Surrounding office, retail, and restaurant uses bring foot and auto traffic. Popular eateries within walking distance include Tina's, Pear Street Bistro, and East Bay Coffee Co. Fernandez Park, the Pinole Youth Center, and

Community Playhouse are located across the street.

Bayfront Park is a ten minute walk away, offering sweeping views of the Bay. The Pinole Valley Shopping Center and Hilltop Mall are just two nearby shopping centers that and provide residents with ample opportunities for grocery and retail shopping. The properties also provide access to schools at the elementary, middle,

and high school levels within 1.5 miles.

The City welcomes proposals to restore 612 Tennent Avenue with a vibrant residential or residential/commercial mixed-use project that welcomes visitors to the City's downtown.



## Trade Area:

Over 120,000 residents within 10 minutes



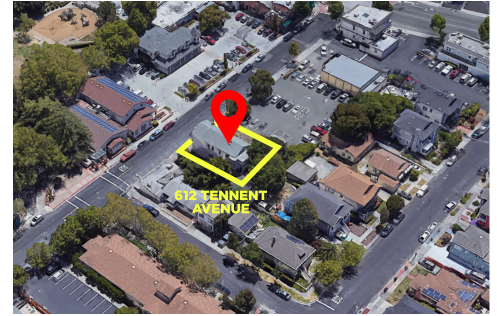
## Low Vacancy Rates

5.7% Multi-Family and 2.5% Retail Submarket Vacancy Rates



## Public Amenities

275 acres of public parks and trails



ADDRESS	612 TENNENT AVENUE
APN	401-142-011-6
Current Improvements	<ul style="list-style-type: none"> <li>• Bottom-level commercial (former Klondike Bar) or residential</li> <li>• Second-level apartment (3-bed, 1-bath)</li> <li>• 2-car detached garage</li> </ul>
Year Built	1908
Building Size	3,242
Lot Size (sq. ft.)	5,000
Zoning District	Three Corridor Specific Plan San Pablo Avenue Sub-Area - RMU
Name/Description	<p>Residential Mixed Use. The predominant use is medium-and high-density residential. Vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development are encouraged.</p> <p>This zoning district does not preclude development that is solely residential, but rather encourages a mix of uses. At least 51 percent of the total floor area should be residential.</p> <p>Properties in the Three Corridor Specific Plan are governed by the Specific Plan development standards, unless there is a standard that is silent, in which case the Pinole Zoning Code applies.</p>
Setbacks	0 ft. minimum Build to Front Line and Side Yard setbacks with 5 ft. minimum Rear Yard setback
Minimum Density (units/ac.)	20.1
Maximum Density (units/ac.)	35.0
Maximum Stories	3 (40 ft.)
Permitted and Conditional Uses	See City of Pinole Three Corridor Specific Plan Table 6.2. If affordable housing is pursued, the City may consider concessions under applicable density bonus laws.
Inclusionary Housing	Any projects with four or more residential units will be subject to the City's inclusionary housing requirements. At least 15% of total units must be offered for sale or rent as an affordable unit. See Municipal Code Section 17.32 for details.
Notes	The building will require substantial renovation. Prospective buyers are responsible for any desired environmental and other due diligence.





## Letters of Interest

Qualified investors are asked to submit a letter of interest that shall include, but not be limited to, the following details:

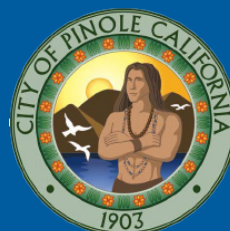
- Offer price (all offers accepted)
- Terms and Conditions for acquiring the property. Please note the City will require entitlements and building permits to be approved during escrow before transferring ownership.
- Description of proposed improvements. Drawings of the proposed design are appreciated but not required.
- Estimated development timeline from acquisition, to breaking ground, and completion of construction.
- Description of your experience with similar projects
- Financing plan and capacity. Evidence of available assets and/or loan pre-approval will strengthen proposals and will be required before agreements are executed. Any sensitive information will remain confidential.
- Primary contact name, phone number, and e-mail address

**Letters of interest are due May 1, 2022. Send letters of interest to the City's consultant, Suzy Kim (Director with RSG, Inc.) via e-mail at [skim@webrsg.com](mailto:skim@webrsg.com).**

**Questions? Contact:**

Suzy Kim at [skim@webrsg.com](mailto:skim@webrsg.com) or 510.295.4867

Kyle Westra at [kwestra@webrsg.com](mailto:kwestra@webrsg.com) or 510.989.4868



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The City of Pinole

# Egg Hunt

April 9th

10-12 pm

FREE EVENT

Fernandez Park, 595 Tennent Ave, Pinole

Bring a  
BASKET

Egg Hunt  
11:45 am

Arts &  
Crafts

Face  
Painting

Kids  
Games



Join the Pinole Police Dept. and  
the Pinole Youth Center (PYC) for  
this Spring Community Celebration.



For more info:  
[nvaldepena@ci.pinole.ca.us](mailto:nvaldepena@ci.pinole.ca.us)  
or [youth@ci.pinole.ca.us](mailto:youth@ci.pinole.ca.us)





# ***Drive-Thru Food Distribution***



**MONDAY  
MARCH 14  
9AM-11AM**  
*(or as supplies last)*

**PINOLE SENIOR CENTER  
2500 CHARLES AVE.**

*The Food Bank of Contra Costa and Solano County will be providing free boxes of nonperishable food and bags of fresh produce. You do NOT need to be a member of the Pinole Senior Center or senior to receive food. Quantities are limited. First come first serve. This is a drive-thru event, parking or exiting your vehicle will not be allowed.*

**PLEASE OPEN YOUR TRUNK WHEN YOU  
ENTER THE PARKING LOT.**

**STAFF WILL PLACE THE ITEMS IN THE  
TRUNK ONLY.**

Questions: Call 510-724-9800 or email [ksantoyo@ci.pinole.ca.us](mailto:ksantoyo@ci.pinole.ca.us)





# TO-GO PORK CHOP FUNDRAISER

Hosted By

Pinole Senior Center  
2500 Charles Ave, Pinole CA 94564

Friday, April 22nd, 2022

Price: \$25 per meal

Meal Pick Up: 2 PM - 4 PM

Pork Chop  
Baked Potato (includes sour  
cream, chives, & butter)  
Mixed Fresh Vegetables  
Garden Salad  
Housemade Dinner Roll  
Dessert



The last day to purchase a ticket is  
Friday, April 15th to reserve your  
meal! Please stop by the Front Desk to  
purchase your ticket today! Quantities  
are limited. All proceeds benefit the  
Pinole Senior Center.





# Cooking Round the World

@ Pinole Youth Center (PYC)



635 Tennent Ave., Pinole



## WEDNESDAYS

April 13- June 1

2:45- 4:15PM

\$200/Res.

+ Materials Fee \$40/session

Schedule of classes:

April 13, 20, 27, May 4, 11, 18, 25, & June 1

Cooking Round the World gives boys & girls the opportunity to learn about countries 'round the world by cooking.... and eating! By combining cultural education and culinary arts children learn cooking skills while experiencing a country's culinary flavors. Cooking is 100% hands on. Everyone dices, juices, chops, sautés, and participates. After cooking we eat as a group and discuss how the flavors are indicative of the country of the day

Cost for the 8 classes above, includes an apron, food that we cook and eat, and all recipes emailed at the end of the session. The program is limited to a minimum of 6 to a maximum of 24 students

**Cooking Round the World is a nut free program.** For more info, please contact Pinole Youth Services Coordinator at [youth@ci.pinole.ca.us](mailto:youth@ci.pinole.ca.us) or call 510-724-004

To register, go online to

<https://pinolerec.recdesk.com/Community/Home> Once

at the registration portal, go to PROGRAMS, YOUTH,

COOKING ROUND THE WORLD SPRING 2022





CITY OF  
PINOLE

and

# Cooking Round The World



## Parent & Me Cooking Class

### "Mac & Cheese"

For "young chefs" ages 3 – 5

At the Pinole Youth Center

635 Tennent Ave, Pinole

- **Theme: Mac & Cheese Me**

**Thursdays: April 14, 21, 28, May 3, 12, 19, 26, & June 2, from 1 -2 pm**

**Class fee: \$200+ \$40 materials fee**

The days of plain old mac and cheese are over! This class explores various pastas, numerous cheese sauces, sweet and savory additions to the mac and cheese... it's all about transforming the tried and true into something unexpected and sensational! Parents assist children in their hands-on experience. This class is for children ages 3-5 and must be accompanied by a parent/guardian. Parents help guide children through the process. Limited to 8 parent/child pairs. Nut-free.

**To register go to:** <https://pinolerec.recdesk.com/Community/Hom> then click on

Programs, Youth, Parent & Me Mac & Cheese Spring 2022

**Questions? Contact City of Pinole**

**Youth Services at :**

**youth@ci.pinole.ca.us or**

**call 510-724-9004**



# winter walk challenge



Fun, free, and healthy: 511 Contra Costa's [Winter Walk Challenge](#) will get you outside and on the move. Sign up and receive a new challenge each Monday, through March. Complete challenges to earn entries in weekly drawings for \$35 Amazon gift cards and be entered to win the iPad Grand Prize. Start 2022 on the right foot and [sign up](#) today!