



# ADMINISTRATIVE REPORT

**DATE: APRIL 7, 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>
Planning Commission	Monday, April 11, 2022 7:00 pm	Council Chamber/Zoom
Finance Subcommittee	Thursday, April 14, 2022	Council Chamber/Zoom
City Council Meeting	Tuesday, April 19, 2022 6:00 pm	Council Chamber/Zoom
Traffic and Pedestrian Safety (TAPS) Meeting	Wednesday, April 20, 2022 7:00 pm	Zoom
Planning Commission Meeting	Monday, April 25, 2022 7:00 pm	Council Chamber/Zoom
Special City Council Meeting	Tuesday, April 26, 2022 6:00 pm	Council Chamber/Zoom
Community Services Commission	Wednesday, April 27, 2022 5:00 pm	Council Chamber/Zoom

### **PLEASE NOTE - MOST PUBLIC MEETINGS WILL NOW TAKE PLACE IN A HYBRID FORMAT OR ZOOM ONLY**

The public may attend and participate in-person in the City Council Chamber or via Zoom.

Agendas, minutes, and other detailed information regarding how to attend and participate in Pinole's public 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

Events	Date and Time	Location
Spring Egg Hunt	Saturday, April 9, 2022, 10:00am-12:00pm	Fernandez Park 595 Tennent Ave.
Food Distribution	Monday, April 11, 2022, 9:00am-11:00am	Pinole Senior Center 2500 Charles Ave.
Pinole Senior Center To-Go Pork Chop Fundraiser	Friday, April 22, 2022, 2pm-4pm	Pinole Senior Center 2500 Charles Ave.
Tiny Tots Spring Open House	Saturday, April 23, 2022, 9:30am-12pm	Tiny Tots Facility 2454 Simas Ave

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

### **SECOND BOOSTER DOSES AVAILABLE FOR CONTRA COSTA RESIDENTS WHO ARE 50+**

Contra Costa Health Services (CCHS) now offers second booster doses of COVID-19 vaccine to people who are 50 and older or who are immunocompromised by certain health conditions. Visit <https://www.coronavirus.ccchealth.org/> for more information.

## **ITEMS OF INTEREST**

### **ADDITIONAL EMERGENCY PREPAREDNESS RESOURCES FOR PINOLE CITIZENS**

In addition to our “Pinole Ready” emergency preparedness tips listed on the Fire Department website ([https://www.ci.pinole.ca.us/city\\_government/fire/emergency\\_preparedness](https://www.ci.pinole.ca.us/city_government/fire/emergency_preparedness)), the City would also like to encourage citizens to visit the U.S. federal government emergency preparedness “Ready” website at [www.ready.gov](http://www.ready.gov).

“Ready” is a National public service campaign designed to educate and empower the American people to prepare for, respond to and mitigate emergencies, including natural and man-made disasters. The goal of the campaign is to promote preparedness through public involvement. On the website, you will find a plethora of resources to help prepare for emergencies ranging from wildfires to earthquakes, extreme heat to extreme cold, and just about any other natural or man-made emergency you can think of. There’s even a special section for kids, aptly called “Ready Kids”, where children and teens can learn how to be active participants in helping their families prepare for emergencies. Ready Kids has tools and information on how to help before, during and after disasters.

## FIRE SEASON AND VEGETATION GROWTH

Fire season is approaching and the past several years of heavy annual vegetation growth will dry out this summer and create an increased fire hazard. The City of Pinole is reminding the community of the importance of reducing the danger of wildfire and notifying property owners that they are required to do their part to make our community safe by complying with the following:

- **All properties:** weeds are required to be cut within three inches off the ground.
- **Large properties (5 acres and above):** a minimum of thirty feet of defensible space is required around the perimeter of the property and fire breaks of at least twenty feet wide are required every five acres throughout the property. Defensible space means removing dry or dead vegetation at least 30 to 100 feet and 100 feet on a slope from all structures. Examples of common defensible space measures include pruning tree branches away from roofs and chimneys, clearing debris from roofs, and using fire-resistant plants in landscaping, in addition to other strategies.

Fire Department Personnel and Code Enforcement work together to conduct inspections of properties. **The deadline for compliance with vegetation requirements is May 31<sup>st</sup>.**

Resources to help make your home fire safe are available at [www.CAfiresafecouncil.org](http://www.CAfiresafecouncil.org).

## SAN PABLO AVENUE REHABILITATION PROJECT



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

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 wood wall was installed east of Belmont Ave. to provide erosion control and clear sidewalk for pedestrians. Pavement rehabilitation work is complete. Traffic signal loop detectors have been installed and all utility boxes located in the roadway have been adjusted. New striping and red curb (no parking areas) have been installed.

Next steps involve completion of punch list items. The resources required for the project will be demobilized and the worksite will be cleaned up. Final construction project records will be prepared, and a Notice of Completion will be filed with the Contra Costa County Clerk.



Wood Wall (East of Belmont Ave.)



New ADA complaint curb ramps



New Red Curb



New Pedestrian Continental Pedestrian Crossing at  
655 San Pablo Ave.

## **APPIAN WAY / FITZGERALD DRIVE TURN LANE STRIPING ENHANCEMENT**

Lane striping has been added to enhance traffic safety for the northbound Appian Way traffic turning left onto Fitzgerald Drive in addition to westbound traffic turning left onto Appian Way.



Eastbound Fitzgerald Drive traffic turning  
left onto Appian Way



Northbound Appian traffic turning left  
onto Fitzgerald Drive.

## SAFETY IMPROVEMENTS AT APPIAN WAY AND MARLESTA ROAD



The Safety Improvements at Appian Way and Marlesta Road Project (CIP Project # RO 1714) will install a traffic signal and traffic signage at Appian Way and Marlesta Road. The project will include installation of advanced warning signs on the south end of Appian Way, pavement striping and markings, and high visibility crosswalks. The draft project plans are available at [www.ci.pinole.ca.us/RO1714](http://www.ci.pinole.ca.us/RO1714)

If you have questions or comments, please submit them via e-mail to [publicworks@ci.pinole.ca.us](mailto:publicworks@ci.pinole.ca.us) by May 9<sup>th</sup>, 2022.

## PG&E GAS SAFETY VEGETATION WORK BEST PRACTICES AND RESOURCES

PG&E has engaged a public awareness campaign to ensure property owners can help keep areas above and around gas transmission lines in Pinole clear and safe.

It is important to keep the area above a gas transmission pipeline clear of structures, trees and brush, as they can block access in an emergency or for critical maintenance work. These types of items can also damage the pipe and potentially cause corrosion which can lead to leaks. The area above and around pipeline are regularly inspected by PG&E

By working with PG&E, safety risks can be reduced by preventing accidents and damage to the pipeline.

- Call 811 before starting a digging or landscaping project so any underground utilities can be marked.
- Monitor and report any suspicious activity near pipelines.
- Follow PG&E's guide to safe landscaping when deciding where to install new trees and plants.
- Ensuring structures are installed at least 14 feet away from the pipeline.

Additional resources are available on PG&E's website:

[PG&E's Webpage on Gas Safety Vegetation Work](#)  
[PG&E's Guide to Safe Landscaping](#)

## **STEP INTO SPRING WITH CLEAN WATER**

Prevent stormwater pollution this spring by picking up litter, pet waste, and switching to eco-friendly pest management options. Check out the April newsletter published by the Contra Costa Clean Water Program to learn about ways to protect the environment and local waters.

## **COUNTYWIDE TRANSPORTATION PLAN AND ACTION PLANS**

The Contra Costa Transportation Authority (CCTA) is updating important countywide transportation plans that will guide future investments in the transportation system.

CCTA wants to hear from you to learn about your issues of concern and desired transportation system changes. Your feedback will help inform the project.

You can learn more about plans at [www.ccta.net/ctp](http://www.ccta.net/ctp) and take an online survey at: <https://outreach.mysocialpinpoint.com/connectcontracosta#/>

## **APPIAN VILLAGE**

On April 11 at 7pm the Planning Commission will consider approval of entitlements for the development "Appian Village" at 2151 Appian Way. The proposal is to demolish all existing structures, parking areas and infrastructure at the former Doctor's Medical Center site and construct 154 units of for-sale housing in 26 buildings. The units would be offered in stacked flat (where each unit is above/below each other) and townhome (where each unit is side by side) configurations with square footages ranging from 1,400 – 1,800 square feet. The applicant will be installing all new infrastructure (water, sewer, storm drainage, and streets) as well as all new curb, gutter, sidewalks, landscaping, paseos (pedestrian pathways), turf areas and a children's outdoor/play area. The project will provide 31 of the 154 for-sale units as affordable units to moderate and low-income households. [Review project materials at the Appian Village Development project page.](#) The agenda and staff report for the hearing will be posted on the [Planning Commission meetings and agenda's](#) page by Friday, April 8. Please contact [Planning Manager Dave Hanham](#) for additional details and information.

## **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)

## 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, April 11 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.

## FINANCE SUBCOMMITTEE MEETING

Please join us at the Finance Subcommittee Meeting on **April 14, 2022 at 3:00 PM**. The topics of discussion will include highlights of the Fiscal Year (FY) 2022/23 baseline budget, long-term financial plan, and Capital Improvement Plan (CIP).

## PINOLE SWIM CENTER

The Pinole Swim Center will reopen on Saturday, April 16, 2022. Please visit the City's swim center website for hours of operation and programs offered. The Pinole Seals will be operating the pool this season. See attached flyer for more details.

## 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.

## **TINY TOTS SPRING OPEN HOUSE**

On Saturday, April 23, 2022, the Tiny Tots program will hold their annual Spring Open House. Families interested in enrolling their children for the summer and/or fall sessions are invited to stop by the Tiny Tots facility, 2454 Simas Ave anytime between 9:30 a.m. and 12:00 p.m. Prospective families are encouraged to attend to view the facility, meet the staff, and have fun! Masks may be required. Questions email [tinytots@ci.pinole.ca.us](mailto:tinytots@ci.pinole.ca.us) or call 510-724-8965.

## **SENIOR CENTER LUNCH UPDATE**

Sit down lunch will be returning to the Senior Center starting Thursday, April 14th. Tables and chairs will be set in the Main Hall during our lunch service from 12 pm - 1 pm for anyone who would like to enjoy their meal at the Center. Lunch reservations are still required as meals will be made based on the number of orders received. Walk up lunch orders will not be available. All lunch orders will continue to be made to-go that will include utensils and napkins. Currently, lunch is served on Thursdays and Fridays. See attached April lunch menu for more details. To place an order for a lunch or any questions please call the Kitchen To-Go line at (510) 418-0313.

## **SALE OF CITY-OWNED PROPERTY - 612 TENNENT AVENUE**

The city owns the building located at 612 Tennent Avenue. The City is marketing the property for sale. Letters of interest are due May 1, 2022. More information can be found in the attached flyer on here: <https://www.loopnet.com/Listing/612-Tennent-Ave-Pinole-CA/25051363/>

## **OVERVIEW OF CITY TAX REVENUES PRESENTED AT SPECIAL MEETING**

The City Council held a special meeting on March 29, 2022 during which staff presented a detailed overview of the City's main revenue sources--its taxes. The presentation included background and fiscal trend information on property tax, sales & use tax, Utility Users' Tax (UUT), Transient Occupancy Tax (TOT), business license tax, Motor Vehicle In-Lieu Fee (VLF), and gas tax. The presentation materials can be found on the City's website at [PowerPoint Presentation \(civiclive.com\)](#).

## **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 [hbell@ci.pinoles.ca.us](mailto:hbell@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).

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  
APRIL 11  
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)

# 2022 SCHEDULE

## SPRING: April 16 – JUNE 10

### Saturday-Sunday

12:00-1:00 Lap Swim

1:00-4:00 Rec. Swim

## SUMMER: JUNE 11–August 21

### Tuesday, Wednesday, Thursday

12:00-1:00pm Lap Swim

1:00-4:00pm Rec Swim

4:00-6:00 Lap Swim (Tues. & Thurs only)

### Friday and Saturday

12:00-1:00pm Lap Swim

1:00pm-6:30pm (6pm on

Sat) Rec. Swim

### Sunday hours

12:00-1:00pm Lap swim

1:00-4:00pm Rec swim

## FALL: AUG 27-OCT 9

### Saturday & Sunday

12:00-1:00pm Lap swim

1:00-4:00pm Rec swim

### Aqua Zumba –

Schedule TBD

Drop in fee \$15/class, \$7/seniors & Seals members.

## SUMMERSWIMLESSONS

To register for swim lessons please visit the City of Pinole Website and signup through recDesk. We will be hosting an open house to evaluate your swimmers skill level.

**\*\*REGISTRATION MUST BE COMPLETE THURSDAY PRIOR TO THE START OF THE SESSION YOU WISH TO ENROLL YOUR SWIMMER\*\***

For more info please call 510-724-9026  
**TUES, WED, THURS, FRI 11:00AM-1:00PM  
OR TUES, THURS 4:00PM-7:00PM  
Schedule**

Session 1 June 21 - July 1

Session 2 July 5 - July 15

Session 3 July 19 – July 29

Session 4 Aug. 2 – Aug. 12

**Each 2 week morning session is 8 lessons long, for \$110.00. Our Evening lessons will be 4 lessons, 2 per week for \$58.00**

## SWIM TEAM

### April-August

Competitive swimming, and learn to swim program ages 5-18.

For information on joining the Seals Swim Team, please call 510-724-9025, or visit [www.pinoleseals.swimtopia.com](http://www.pinoleseals.swimtopia.com).

## NO MEMBERSHIP REQUIRED

**Drop in and use the pool. Easy and fun!**

	1-Day Drop In	10-Visit Punch Card	25-Visit Punch Card
Swimmers*	\$7	\$68	\$163
Lap swim only	\$4	\$38	\$88
Non-Swimmer	\$7	N/A	N/A

**\*Punch cards are only valid in the year purchased**

### RECREATIONAL SWIM

**Rec. Swim is open to anyone. Children under 14 must be accompanied by an adult 18 or older.**

### LAP SWIM

Adults only. Lap Swimmers and Water Walkers welcome. Tues. – Sun. - from 12-1 p.m. and Tues & Thursday 4-6 p.m. \$4.00 only

### NO OUTSIDE FLOTATION DEVICES ARE ALLOWED

This includes swim suits with sewn-in flotation and all other outside flotation device, INCLUDING LIFE JACKETS.

Pinole Swim Center

2450 Simas Ave. Pinole,

510-724-9025

**Party rentals available, please contact [Pinoleseals.pool@gmail.com](mailto:Pinoleseals.pool@gmail.com)**







# 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.



PINOLE TINY TOTS

# OPEN HOUSE

COME JOIN THE FUN! 2454 SIMAS AVE. IN PINOLE

SATURDAY, APRIL 23, 2022 FROM 9:30AM— 12:00PM

Questions: email: [tinytots@ci.pinole.ca.us](mailto:tinytots@ci.pinole.ca.us) or call 510-724-8965

**MASKS MAY BE REQUIRED**



# April 2022 To-Go Lunch Menu

Mon	Tue	Wed	Thu	Fri
<p><b>To place a lunch order please call our To-Go line at (510) 418-0313</b></p>				<p><b>1 <u>A LA CARTE</u></b></p> <ul style="list-style-type: none"> <li>• Quart of Manhattan Clam Chowder—\$4</li> <li>• Pork Fried Rice + Steamed Vegetables—\$4</li> </ul>
4	5	6	7	8
				
11	12	13	14	15
<p><i>The lunch program will be a To-Go ONLY service. Individuals interested in placing an order for the To-Go lunch will need to reserve a meal. Lunch reservations will be on a weekly basis. Day of orders/walk ups will NOT be available. Lunch Pick up is between 12 PM - 1 PM.</i></p>			<p><b>14 <u>HOT MEAL - \$7</u></b></p> <p>Beef Pastry Wrap Mashed Potatoes Vegetables Dinner Roll Soup/ Salad Dessert</p>	<p><b>15 <u>A LA CARTE</u></b></p> <ul style="list-style-type: none"> <li>• Quart of Potato Leek Soup—\$4</li> <li>• Tuna Slider + Potato Wedges—\$4</li> </ul> <p>Last day to order for the Pork Chop Fundraiser!</p>
18	19	20	21	22
	<p>ITEMS ON THIS MENU MAY CONTAIN FOOD ALLERGENS.</p>		<p><b>21 <u>HOT MEAL - \$7</u></b></p> <p>Spaghetti W/ Sausage Ragu Vegetables Garlic Focaccia Soup/ Salad Dessert</p>	<p><b>22 <u>To-Go Pork Chop Fundraiser—\$25</u></b></p> <p>Pork Chop Baked Potato Mixed Fresh Vegetables Garden Salad Housemade Dinner Roll Dessert</p>
25	26	27	28	29
			<p><b>28 <u>HOT MEAL - \$7</u></b></p> <p>Chicken Marsala Wild Rice Vegetables Soup/ Salad Dessert</p>	<p><b>29 <u>A LA CARTE</u></b></p> <ul style="list-style-type: none"> <li>• Quart of Beef Noodle Soup—\$4</li> <li>• Quesadilla W/ Cheese, Green Onion, Olives, Cilantro + Refried Beans—\$4</li> <li>• Whole Bacon/ Cheddar Quiche—\$12</li> </ul>

**NOTE: If you have a previous lunch ticket from before the closure of the Senior Center that you would like to use for a Thursday Hot Lunch please refer to the following:**

- Green To-Go Lunch Tickets are \$7 and will cover the full To-Go lunch price on Thursdays
- Pink Lunch Tickets are \$6 and were used for in-house dining. At this time we are not offering in-house dining. We will honor the pink lunch ticket to be used for Thursday lunches, but you will also need to pay \$1

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)



Prepared and  
presented by



CalBRE Corporate Broker License #01930929

# 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.

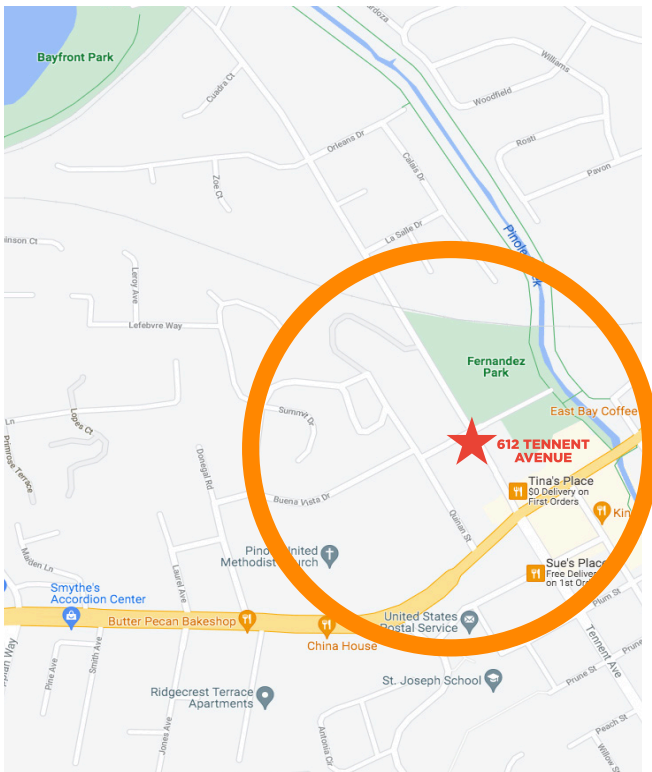
612 Tennent Avenue is located near a major intersection in the City's commercial core. Surrounding office, retail, and restaurant uses bring foot and auto traffic. Popular eateries within walking distance include Tina's, Pear Street Bistro, and East Bay Coffee Co. Fernandez Park, the Pinole Youth Center,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

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## STEP INTO SPRING WITH CLEAN WATER

Spring is here! This is a season of warmer weather and spring blooms. As we step into spring and hope for rainfall, we must prepare to protect our waterways from pollution as well. When excess water (called runoff) runs across our roads, neighborhoods, and lawns. During this process it picks up trash, oils, and other debris and travels into our storm drain system. The water in the storm drain system is not treated before it flows directly into our creeks and Bays. Let's do our part to reduce pollution this year by following a few clean water tips!

### Indoor Tips

- **Don't Dump** — Spring cleaning this season? Properly dispose of your items at your local household hazardous waste facility. Improperly disposed items like household garbage, mattresses, appliances, building materials, abandoned vehicles and boats, and even yard waste are considered illegal dumping. If you see someone dumping waste, trash, or other pollutants, report it! Call 1-800-NO DUMPING (1-800-663-8674).
- **Household Hazardous Waste Disposal** — Did you know household items like batteries, paint, cleaners, and electronics have to be disposed of in a specific way? Your local HHW facility makes it easy on you by offering drive-up services! Call the facility in your area for details about their hours, type of household hazardous waste accepted, and any other information you need. Find your facility at <https://www.cccleanwater.org/community/household-hazardous-waste>.
- **Recycle** — Recycling is a small step you can take to make a positive impact on the environment. A sustainable recycling system can include placing a recycle-only bin in your kitchen, flattening out cardboard boxes for pick up days, and swapping out single-use plastics for reusable materials. Get started today at <https://www.cccleanwater.org/community/make-a-difference/residents/recycle>.





## STEP INTO SPRING WITH CLEAN WATER

### Outdoor Tips

- **Trash Your Trash** — Put your trash in the bin where it belongs. Reduce the amount of litter in Contra Costa County by keeping a trash bag with you on hikes, road trips, or even on walks. If you are walking and see litter, safely pick it up and throw it away. Keeping a community clean takes effort from everyone.
- **Protect from Pesticides** — When selecting pest control products, choose eco-friendly options that are less risky for people, pets, and the environment. Pesticides linger and chemicals enter our storm drain system through runoff, traveling untreated to our local creeks where they can harm fish, aquatic plants, and people.
- **Pick Up After Your Pet** — When walking your pet this spring, be sure to always pick up after your furry friend. Never leave behind pet waste as it can be harmful to residents and send dangerous bacteria into our waterways. Let's keep our waters clean and swimmable!
- **Recycle Used Motor Oil** — Thousands of gallons of used motor oil have been dumped into our local waterways through storm drains. If you do car maintenance at home, use a sealed container to take used motor oil, antifreeze, filters, and other automobile fluids to a gas station or oil changing site with a recycling program. Locate companies that accept your used oil and car fluids here: <https://www.cccrecycle.org/197/Used-Oil-Recycling>

We can all prevent stormwater pollution this spring by picking up litter, pet waste, and switching to eco-friendly pest management options. For more ways to protect our environment and local waters any time of year, visit [www.cccleanwater.org](http://www.cccleanwater.org).