



# ADMINISTRATIVE REPORT

**DATE: APRIL 22, 2022**

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

**FROM: ANDREW MURRAY, CITY MANAGER**

---

## **UPCOMING EVENTS**

### **CITY PUBLIC MEETINGS**

<b>Meetings</b>	<b>Date and Time</b>	<b>Location</b>
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**

<b>Events</b>	<b>Date and Time</b>	<b>Location</b>
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
Food Distribution	Monday, May 9, 2022, 9:00am- 11:00am	Pinole Senior Center 2500 Charles 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.cchealth.org/> for more information.

## **ITEMS OF INTEREST**

### **CITY OF PINOLE 2021 YEAR IN REVIEW AND 2022 LOOK AHEAD REPORT**

Like communities across the United States, the City weathered the challenges created by COVID-19. The City was nonetheless able to complete many special projects during 2021 and has many more planned for 2022. The City intends for 2022 to be a year of reopening, engagement, and continuing to improve City services. Learn more about key City accomplishments in 2021 and activities planned for 2022 in the new [2021 Year in Review and 2022 Look Ahead](#) report.

### **SPECIAL CITY COUNCIL MEETING FOCUSING ON THE CITY'S BUDGET AND LONG-TERM FINANCIAL PLANNING**

Please join us at the special meeting of the City Council on April 26, 2022 at 6:00 p.m. The meeting will focus on development of the Fiscal Year (FY) 2022/23 Operating and Capital Budget, Five-Year Capital Improvement Plan, and the Long-Term Financial Plan. Agenda documents and meeting details can be found at <https://www.ci.pinole.ca.us/cms/one.aspx?pagelD=14626563#citycouncil>.

## **CITY COUNCIL RECOGNIZES APRIL 12, 2022 AS EDUCATION AND SHARING DAY AND HONORS LORRAINE HARTNETT UPON HER RETIREMENT**

At its meeting of April 19, 2022, the City Council issued a proclamation declaring April 12, 2022 as Education and Sharing Day in Pinole. Education and Sharing Day has been a national event since 1978, in recognition of the monumental achievements of the Rebbe, Rabbi Menachem M. Schneerson, for the betterment of education for all Americans as a day to raise awareness and strengthen the education of our children.

The Council also issued a proclamation in honor of Lorraine Hartnett, who came to the City of Pinole in 2012 after retiring from 40 years of accounting in the private sector. For the last eight years, she has been the glue that has held the City Clerk's office together through various staffing transitions and throughout the last two years of pandemic conditions. Lorraine will be missed, and we wish her well in her retirement.

## **PINOLE COMMUNITY PRIORITIES SURVEY**

We want to hear from you! You are invited to give your input and participate in the City's process for developing its Fiscal Year (FY) 2022/23 Operating and Capital Budget, FY 2022/23 Capital Improvement Plan (CIP), and Long-Term Financial Plan for FY 2022/23 – FY 2026/27. The City has launched a survey using the Balancing Act tool, which allows you to select and rank your highest priorities from a menu of potential City initiatives. The survey can be found here: <https://pinole.abalancingact.com/pinole-community-priorities-survey2022-23>.

## **VISTA WOODS GROUNDBREAKING**

A groundbreaking ceremony, attended by Pinole Councilmembers, Planning Commissioners, City Staff, the project team, among community members, was held on Tuesday, April 12 to mark the official start of construction for the development of 179 affordable housing units in Pinole. The Vista Woods Apartment Complex, which will be exclusively for senior citizens 62 years and older, will be located at 600 Roble Avenue, 1109 San Pablo Avenue and 1230 San Pablo Avenue and will consist of 16 studio apartments, 127 one-bedroom apartments, 34 two-bedroom apartments and two manager apartments. The units will be restricted for occupancy by Very Low-Income Households, Low-Income Households, and Moderate-Income Households. The rent restriction applicable to the project will last for 55 years. The developer is MRK Partners, Inc, a privately held real estate investment and asset management company specializing in the acquisition, preservation, and repositioning of affordable housing. More information about the project can be found on the [project page for the Vista Woods Development](#).

It is anticipated that construction will continue for a duration of two years. Leasing is projected to commence in the last few months of construction. The project is being funded from a variety of sources, including California Housing Finance Agency, the Low-income Housing Tax Credit program, Investment Tax Credits and Merchants Capital. Any questions about leasing can be directed to the developer's Project Manager, Byran Russell

([brussell@mrkpartners.com](mailto:brussell@mrkpartners.com)). If you have questions or concerns about construction on site please contact Construction Lead Marc Yahnian at (619) 510-9917.



*Dignitaries ceremonially breaking ground at the Vista Woods Apartment Complex on April 12. Pictured left to right: MRK President and Founder Sydne Garchik, Planning Commissioner Rafael Menis, Mayor Vincent Salimi, Mayor Pro Tem Devin Murphy, Planning Commissioner Franke Martinez, and Councilmember Maureen Toms.*

## **REPORT OF STATUS OF BUILDING PERMITS IN COMMUNITY DEVELOPMENT DEPARTMENT**

On April 5 the City Council received an informational item from the Community Development Department regarding the building permit process in Pinole. This report was requested by the Council following the backlog the Department experienced a backlog in 2021 that led to processing delays and customer frustration. The item provided context for the purpose of the Department, offered background on permitting trends in Pinole and highlighted issues experienced in 2021 that lead to the backlog. It went on to detail the steps taken to resolve the backlog and identify new resources needed for continued future success in reducing permitting timeframes and increasing customer service levels. To read the report visit agenda item 9E on the [Council agenda for April 5, 2022](#).

## **APPIAN VILLAGE CONDOMINIUM APPROVAL**

On April 11, 2022, the Pinole Planning Commission unanimously approved 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](#). Please contact [Planning Manager Dave Hanham](#) for additional details and information.

It is anticipated that construction will begin in Spring of 2023 and continue for a duration of three years. Demolition of the old buildings is expected in the Summer of 2022, land development will begin as soon thereafter as possible and is anticipated to take half a year. Home construction will begin in Summer 2023. Home sales are projected to commence in the Fall of 2023. Homes nearest Canyon Drive are expected to be constructed first. Any questions can be directed to the developer's Project Manager Kerri Watt ([KWatt@DeNovaHomes.com](mailto:KWatt@DeNovaHomes.com)).



*Rendering of the approved condominiums at 2151 Appian Way, viewing the project from Appian Way and Mann Drive*

## **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, May 9 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. **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.

## **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 has returned to the Senior Center. 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.

## **SUMMER SPECIALTY CAMP**

Keep your children busy and engaged this summer by signing up for our Summer Specialty Camp. This in person camps will be offered all summer long from June 13- Aug 10<sup>th</sup> at various locations, for youth ages 5-13. Our weekly camps are made up of different specialized classes to immerse your children each day in exploring new interest, mastering skills, and developing unforgettable new friendships. Campers can choose from a wide range of activities from cooking to sports. Registration is available online at <https://pinolerec.recdesk.com/Community/Program>, click on the name of each camp to see a full description of each specialty classes, age requirement, and fees. Minimum number of campers must be met 2 weeks before camp begins to offer the camps. If you have any questions, contact the Recreation Coordinator at [youth@ci.pinole.ca.us](mailto:youth@ci.pinole.ca.us) or call the at (510) 724-9004.

## **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).

## **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](#)

## **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.

## **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#/>



## **PINOLE SWIM CENTER**

The Pinole Swim Center is open on Saturday and Sunday only through June 12<sup>th</sup>. 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.

## **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/>

## **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.pinole.ca.us](mailto:hbelle@ci.pinole.ca.us).

## **CONTACT THE CITY**

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



**FOOD  
BANK**

of Contra Costa & Solano

# *Drive-Thru Food Distribution*



**MONDAY  
MAY 9  
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)



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**

CITY OF PINOLE

# SUMMER SPECIALTY CAMPS

JUNE 13 - AUG 10

LOCATIONS:  
PINOLE YOUTH CENTER  
& PINOLE VALLEY PARK

## OUR ACTIVITIES

COOKING, SPORTS, STEM,  
ARTS & CRAFTS, ETC

OPEN TO AGES 6-12 Y.O

FOR MORE INFO  
-----  
YOUTH @CI.PINOLE.CA.US  
510-724-9004

REGISTER ONLINE

[HTTPS://PINOLEREC.RECDESK.COM/COMMUNITY/HOME](https://pinolerec.recdesk.com/community/home)



PRICE  
VARIES  
FOR EACH  
WEEKLY  
CAMP

HURRY!  
LIMITED  
SPACE



# 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)**



CONTRA COSTA COUNTY

# PINOLE

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

### 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

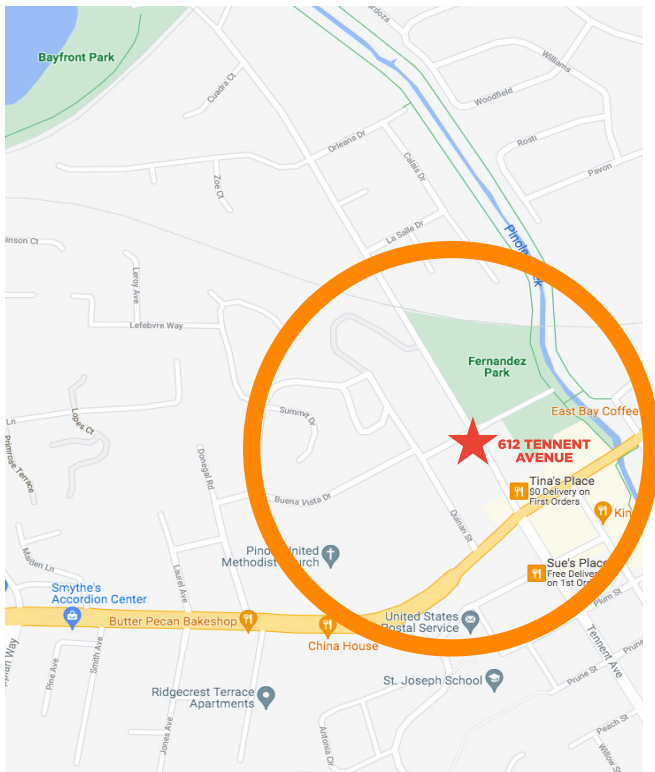
# The Community

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



<b>ADDRESS</b>	<b>612 TENNENT AVENUE</b>
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



Prepared and  
presented by



CalBRE Corporate Broker License #01930929

no cost happenings around  
pinole to celebrate

# EARTH DAY 2022

Participate throughout the month by cleaning your neighborhoods, parks, and other local areas, on your own time. Learn more from your East Bay Regional Park District.

**Saturday, April 23**

## Point Pinole Beach Clean Up

Join the East Bay Parks to help complete a meaningful project in our community. Pre-registration is requested. Bring own tools. 551 Giant Highway Richmond. Three shifts, 9am-12pm.

## Wildcat Creek Cleanup

Help restore Wildcat Creek. Join friends and neighbors in removing trash and debris that harms wildlife and learn about plans to restore habitat for rainbow trout. Tools and gloves will be supplied. Lucky A's North Richmond Baseball Field, 1925 Fred Jackson Way, Richmond, 9am-11am.

## San Pablo Creek Clean Up and Community Celebration

Join SPAWNERS to help clean up the San Pablo Creek or garden at the El Sobrante library. Community celebration starting at 1pm with food, drinks and children's activities. 4191 Appian Way El Sobrante. Clean up: 9:30am-1pm; Celebration: 1-3pm.

## Earth Day at Greenway Gardens

Celebrate with activities for the entire family, including mural painting, planting a flower garden, beautifying the playground, and watershed swale planting and weeding. Unity Park Community Plaza, 16th St & Ohio Ave, Richmond, 10am-2pm.

## Verde Elementary SR2S Paint Day

Volunteers will paint sidewalks from Verde School to Shields-Reid Center with stencils. Tools will be provided. Free food for volunteers. 2000 Giaramita St, Richmond, 3-5pm.