

# City of Pinole – Specific Plan

## SPECIFIC PLAN PUBLIC WORKSHOP – JUNE 5<sup>TH</sup> 2008

### PINOLE VALLEY ROAD –WORKSHOP NOTES

---

Red: General Consensus across all three workshop groups

Orange: Split Consensus across workshop groups, but general consensus within individual workshop groups

Black: Individual opinions

#### 1. Opportunity Site #1 – Vacant site at the corner of Ramona & Pinole Valley Road (2995 Pinole Valley Road)

- Alternative #1: Convenience Retail
  - No need for convenience retail. We already have 7-11 and Trader Joe's along the same corridor.
  - How about an Auto-parts/Auto Store?
  - Panera Bread/ Neighborhood Bakery seem like a better use.
- Alternative #2: Deli/ Take-Out Restaurant
  - Transition between uses is very important – surrounding uses are residential and need some kind of transition that doesn't cause a lot of traffic.
  - Move Noah's Bagels or something similar like Panera Bread that provides quality breakfast/lunch and dinner choices preferably with a drive-thru.
  - Move church from Opportunity Site #2 and explore shared parking opportunities with Pinole Valley High School.

#### 2. Opportunity Site #2 – Pinole Valley Community Church site (2885 Pinole Valley Road)

- Alternative #1: Move Bowling Alley
  - No need for convenience retail. We already have 7-11 and Trader Joe's along the same corridor.
  - Bowling Alley had both kinds of responses – one group liked it a lot esp. because of the proximity/convenience to the high school and the recreation uses it can provide to the youth.
  - Bowling Alley is not the best use for the site.
  - Bacci/Bocce ball courts. Library site and Tennis Courts would serve as a good transition.
  - The site could use some face-lifting esp. towards the front of the site. It can also be a good site for a day care.
- Alternative #2: Convenience Retail with Drive-Thru
  - Transition between uses is very important – surrounding uses are residential and need some kind of transition that doesn't cause a lot of traffic.
  - Move Noah's Bagels or something similar like Panera Bread that provides quality breakfast/lunch and dinner choices preferably with a drive-thru.

# City of Pinole – Specific Plan

## SPECIFIC PLAN PUBLIC WORKSHOP – JUNE 5<sup>TH</sup> 2008

### PINOLE VALLEY ROAD –WORKSHOP NOTES

---

- Remove 7-11 and create Skate Park with kids play area with picnic areas to the rear, walking trail around the park where parents can still keep an eye on the kids in the skate park.
- Connections to trail areas and parks.
- Need alternative site for relocating church, vacant lot on Ramona & PVR is a good site and serves as a good transition use. Parking will still be an issue.

#### 3. Opportunity Site #3 – Pinole Valley Professional Center (2801 Pinole Valley Road)

- Alternative #1&2: Expand current office use, 10,000 sq. ft expansion of the development
  - We are uneasy about supporting proposals that include additional commercial/office space when currently Pinole has multiple vacancies of this type.
  - What are the reasons behind the current vacancies?
  - What is the best land use that complements residents' commercial interests?
  - Expansion of existing office building has potential

#### 4. Opportunity Site #4 – Bowling Alley (1580 Pinole Valley Road)

- Alternative #1: Chain Restaurant
  - Chain Restaurant is a good idea. Access to the freeway and convenience to Kaiser. Restaurant should front street with parking behind. Evaluate the options of having multiple chain restaurants – Macaroni Grill, Black Angus, Mimi's Café seems like good options (but we don't need anything like Denny's).
  - Nut Tree in Vacaville is a good prototype.
- Alternative #2: Medical offices
  - Medical offices are not a viable option.
  - Community center
  - Skate park

#### 5. Opportunity Site #5 – Gateway West I Tract (1300-1400 Pinole Valley Road)

- Alternative #1 & 2: Medical Office Building similar to Kaiser
  - Alta Bates is good
  - If Alta Bates negotiations don't go through how about using that site to have a community center.

#### 6. Miscellaneous

- Use drought-resistant native species at Gateways (& everywhere)
- Use a drip irrigation system for the median landscaping
- Use solar powered lighting

# City of Pinole – Specific Plan

## SPECIFIC PLAN PUBLIC WORKSHOP – JUNE 5<sup>TH</sup> 2008

### PINOLE VALLEY ROAD –WORKSHOP NOTES

---

- Undergrounding of utilities/ cables
- Residents favor the low-maintenance style of the gateway found at the border of Hercules and Pinole.
- Need traffic improvements near Pinole Valley High School.
- Kaiser site – Area proposed for bank is a good location for Starbucks/Drive-thru.
- Need youth input on these projects.
- Do not destroy historic buildings.