July, 2025

Contra Costa County

Board Of Supervisors
1025 Escobar St

Martinez, CA

Via E-Mail: SupervisorAndersen@bos.cccounty.us & clerkoftheboard@cob.cccounty.us

c/o Everett Louie

30 Muir Road

Martinez, CA

Subject: CDLP23-02046 BOS Opposition to Land Use Permit Approval for RCFE Facility in R-10 Zoning District

Dear Supervisor Andersen and Members of the Board Of Supervisors:

As a concerned resident of the Saranap neighborhood I am deeply concerned that the proposed expansion of the Carnelian Residential Care Facility for the Elderly (RCFE) will disrupt the character of our neighborhood, lead to more traffic, congestion and noise, and will significantly impact the value of our property and the investment we have made therein.

Among our many concerns, we support the following arguments that already have been made against proceeding with this project:

* The Carnelian is already the biggest facility of its kind in a residential area in all of Contra Costa – and has 30 seniors on site even without this expansion.
* It does not have to be like this – the Carnelian has several alternatives, any of which would satisfy their right to expand while not impacting the neighborhood in such a negative way – but they have refused to consider those.
* IF this is approved it will open up the rest of the facility to piecemeal development which will further degrade the quality of life in the neighborhood
* The Saranap residential community has fought long and hard for many years to preserve the character of our community and this project will render those efforts meaningless.
* The Carnelian is comprised of three buildings constituting one single facility however the County is evaluating only the single building that is to expand while ignoring the obvious impact of the other two.
* By declaring only one building with 6 residents, the Carnelian is claiming exemptions applicable to small RCFEs when in fact the totality of the facility of 30 beds must be evaluated.
* Their application asks for a zoning variance for which there is no legal basis
* Their application does not include a second exit stairwell
* Their application tries to include compact parking spaces which are not allowed

We and our neighbors recognize that The Carnelian is providing a useful community service in terms of elderly care. We did not object to a minor increase in capacity. We very much object to the manner in which the application has been considered and processed. We feel that this Board cannot make the required findings on the strength of this application but that a substantively complete application with construction alternatives could lead to an approval consistent with zoning and use permit requirements. Accordingly, it is respectfully requested that this application for a land use permit be denied.

Thank you for your consideration of our concerns,

Sincerely,

Your Name

Saranap Resident