



**CONTRA COSTA COUNTY**  
**Board of Supervisors**

**REQUEST TO SPEAK (2-minute limit)**

**CITIZENS PARTICIPATION**

There are opportunities for citizens to make comments or present information to the Board of Supervisors.

When you are recognized by the chair to speak, approach the lectern, and give your name followed by comments.

*Personal information is optional. This speaker card is part of the public record for this meeting.*

*After completing this form place it in the box near the podium.*

**Agenda item No.** CDLP23-02046

**Date:** 7-22-25

**Your Name:** Christina Whittington

**Representing:** self

**Email Address** [REDACTED]

**Phone:** [REDACTED]

**SUBJECT MATTER TO BE PRESENTED:**

Carmelian Expansion

☒ \*I do not want to speak but would like to leave comments for the Board to consider (Use the back of this form)

**Please write comment here if you wish not to speak.**

Please consider this:

IF this expansion is allowed...  
this will set a dangerous precedent, and  
will open the floodgates to allow  
multi-level commercial facilities like  
the Carmelian in any quiet, peaceful  
residential neighborhoods like mine,  
AND YOURS. Your voters throughout this county  
are counting on you to preserve our families  
neighborhoods. Would you really want a  
multistory commercial facility to be built  
only a few short feet away from your front door?  
Your backyard patio? Looking into your child's bedroom?





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Agenda item No. CDLP23-02046

Date: 7-22-25

Your Name: Tina Whittington

Representing: \_\_\_\_\_

Email Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
\_\_\_\_\_ .net

**SUBJECT MATTER TO BE PRESENTED:**

Carnelian

☐ \*I do not want to speak but would like to leave comments for the Board to consider (Use the back of this form)

**Please write comment here if you wish not to speak.**

Please don't let his crying  
influence you - as we have  
seen another side of this man  
at neighborhood meetings -  
a cold, greedy, angry side.  
He does NOT care about  
the neighbors of the Saranap.

We ALL respect their care for  
the elderly, but don't be fooled  
by his drama today...





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Board of Supervisors**

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CITIZENS PARTICIPATION**

NOT  
present

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Agenda item No. CD2 P23-02046

Date: 7/22/25

Your Name: John Whittington

Representing: self

Email Address: [REDACTED]

Phone: [REDACTED]

**SUBJECT MATTER TO BE PRESENTED:**

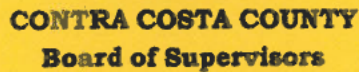
carnelian Expansion

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**Please write comment here if you wish not to speak.**

I have no issues with residential care  
facilities as long as they remain an actual  
residential house. To go from a single story ranch  
house to a multi story medical care facility  
looking structure is just horrible for the rest of  
Warren Road. What a horrible precedent is allowed.  
No neighborhood will be safe from unwanted  
commercial looking expansion.





## CITIZENS PARTICIPATION

*After completing this form place it in the box near the podium.*

**Agenda item No.**

Date:

**Your Name:**

**Representing:**

**Email Address:****Phone**

**Please write comment here if you wish not to speak.**



## INTRODUCTION

I am Emelyn Hasselfeld. I have lived at 2366 Warren Rd. since I purchased it almost 40 years ago.

I oppose this project because by cramming housing for an additional 12 residents (not to mention the additional staff required) onto the Carnelian's already crowded lots, they will inevitably create more street traffic, street parking shortages, endless months of construction, as well as invading our neighbors' privacy by building views from the new construction into our neighbors' homes and yards.

Speaking as a real estate attorney and as a licensed RE broker, I am convinced that those consequences would inevitably adversely affect the value of our homes.

Importantly, at approximately \$15,000 per month per resident, the proposed expansion of the Carnelian is unlikely to make any significant contribution to the availability of affordable elder housing.

The Carnelian and Planning Staff have completely failed to meet important **Required Findings** set forth in the Planning Code in order to approve this project.

Specifically, they have not met (and likely cannot meet) **Required Finding 3, regarding the preservation of property values.**

**Planning Staff punted on this one** by concluding that this requirement had been met because they expected the



enlarged Carnelian to add value to the Carnelian's property and consequently to the County's tax base.

**Staff completely ignored** the project's potential impact on the value of the surrounding residences. (Rather, recently, staff tried to meet this requirement by asserting that our homes benefitted indirectly from the Carnelian's tax increase. **This is false.** Our taxes are determined by our assessments and Prop 13, not on the taxes paid by neighboring properties.)

Similarly, regarding **Required Finding #5 – Prohibition against creating a nuisance.** I have already described several nuisances.

**PLEASE JUST USE YOUR COMMON SENSE.** It is **not our burden** to prove the almost inevitable devaluation of our homes. It is Planning's burden to prove **(if it can)** that the project would not adversely affect us.

These Required Findings are **not** "Suggestions" . . . they are **Requirements, they are there for a reason**, and I sincerely hope we can count on you to enforce them, *and are not desuaded by the crocodile tears they have shed at every hearing*