Momoko Ishijima

From: Mia Griffie <[redacted]>
Sent: Thursday, November 20, 2025 9:03 AM
To: Momoko Ishijima
Subject: Concerns About Proposed Development at 950 De Guigne Dr

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Momo,

I am a resident of North Sunnyvale at De Guigne Dr and am writing to express serious concerns about the proposed 329-unit development across from my home at 950 De Guigne Dr.

Parking & Traffic: Only 116 open parking spaces are planned for 329 units, with ADUs adding more cars. The current plan cannot accommodate residents or guests. I urge the city to consider **speed bumps and other traffic-calming measures** along De Guigne Drive to protect pedestrians.

Transit & Legal Compliance: Has the city evaluated whether this project complies with **California laws for developments within ½ mile of a major transit stop (AB 2097 / Gov. Code § 65863.2)?** Clarification is needed on whether the low parking ratio is legally acceptable.

Noise & Construction: Weekend work would create major disturbances. I strongly urge the city to **deny weekend construction permits** and enforce noise ordinances throughout the project.

Local Amenities: The development includes no retail. With the upcoming closure of our grocery store on Duane Avenue, thousands of residents now have limited access to food and essential resources.

I respectfully ask the city to carefully review parking, pedestrian safety, noise, and access to amenities before granting approvals. Responsible development must not compromise the safety or quality of life of existing residents.

Thank you for your consideration. I am happy to provide further input or participate in public hearings.

Sincerely,
Mia Griffie

Momoko Ishijima

From: Christina O'Guinn <[redacted]>
Sent: Sunday, November 23, 2025 3:06 PM
To: Kyle Winkler; Momoko Ishijima
Cc: Shawn W
Subject: Feedback on De Guigne Development

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Hi Kyle and Momo,
We were sorry to not be able to attend the community outreach meeting on Tidewater's planned housing development in North Sunnyvale--not far from the Fair Oaks plaza/ San Miguel neighborhood where we reside.

We appreciated the opportunity to meet with both of you separately a few months ago and heard from Kyle that Tidewater is open to including a space appropriate for a grocery store in this new development should the City rezone some portion to make this possible.

While we understand that Tidewater's proposed site was neither intended for nor (we assume) zoned for retail, the City also didn't anticipate that developers would use state legislation to override the nearby planned retail at Fair Oaks Plaza replacing most retail with townhomes. This shift undermines the City's original vision for a mixed-use Village Center that would provide walkable, essential neighborhood-serving retail.

North Sunnyvale has long faced underinvestment and still lacks full-service grocery stores, unlike the many options available south of Caltrain. The restaurants now being displaced from Fair Oaks Plaza currently serve an estimated 150–200 customers per day, including both local residents and nearby tech employees. With the proximity of Apple and Applied Materials' new Epicenter campus—as well as significant residential growth—demand for restaurants and other essential retail will only continue to increase.

Given this, we encourage the City to work with Tidewater and future North Sunnyvale developers to include retail that meets this growing need for walkable, local services. At a minimum, we would like to see Tidewater's development include a space suitable for a fresh-food grocery store. Ideally, additional retail spaces would also be provided to serve the community.

Thank you for the opportunity to share feedback and for considering current community needs in new housing developments.

Christina O'Guinn & Shawn Wolfe
San Miguel residents since 1997

Momoko Ishijima

From: Mingshen Chen <[redacted]>
Sent: Monday, November 24, 2025 10:43 AM
To: Momoko Ishijima
Subject: Concerns for Proposed New Development along De Guigne Dr

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Hi Momoko,

I'm a current resident at [redacted], Sunnyvale, and I have heard that there is a new housing development proposal planned for the area near our neighborhood at 950 De Guigne Drive, which I have some concerns about:

- **Parking Impact:** With a large number of units and additional ADUs, parking availability within the development may be limited, which could affect traffic flow in the surrounding area.
- **Pedestrian Safety:** Increased vehicle activity on De Guigne Drive may create a higher-traffic environment for pedestrians.
- **Local Services:** The project does not include retail space, and with the upcoming closure of the Taj Mahal neighborhood store, access to nearby groceries and essential services may become more limited for the community as a whole.

I hope you can take these into consideration, for example, considering add retail space and more parking spaces. Thank you.

Momoko Ishijima

From: Lei Duan <[redacted]>
Sent: Monday, November 24, 2025 10:56 AM
To: Momoko Ishijima
Subject: Opposition to Development Proposal at 950 De Guigne Drive

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Ms. Ishijima,

I am writing to you as a resident of the neighborhood adjacent to the proposed development at 950 De Guigne Drive. While I understand the general need for housing in the Bay Area, I must strongly object to the current proposal submitted for this site.

After reviewing the preliminary details, I believe this project in its current form will be harmful to the surrounding community for three specific reasons:

1. Unsustainable Parking Ratios The proposal includes 329 homes and townhomes plus 36 ADUs, yet only provides 116 open parking spaces. This ratio is critically low. In reality, many households have more than two vehicles, and ADU residents often require street parking. Since there is no plan for additional street parking within the development, this will inevitably force hundreds of vehicles to spill over into our existing neighborhood streets. This is not a "potential" risk; it is a mathematical certainty that will degrade the quality of life for current residents.

2. Traffic and Pedestrian Safety De Guigne Drive is already a significant thoroughfare. Adding the vehicle load of over 360 new households will drastically increase traffic density. My primary concern is for pedestrian safety. With increased congestion and street parking overflow, visibility will decrease, creating a dangerous environment for children, walkers, and cyclists in our community.

3. Lack of Essential Services & Increased Vehicle Reliance With the impending closure of the Taj Mahal neighborhood store and no retail space planned in this new project, residents will be forced to drive for even basic necessities (groceries, etc.). This contradicts the goal of walkable communities and will further exacerbate the traffic issues mentioned above.

For these reasons, I urge the Planning Department to reject the proposal as it stands. The density is too high for the proposed infrastructure, and the lack of mixed-use retail makes it a burden on the existing community rather than an asset.

Thank you for ensuring my feedback is included in the City's review process.

Sincerely,
Lei Duan [redacted]

Momoko Ishijima

From: Aoi <[redacted]>
Sent: Monday, November 24, 2025 3:10 PM
To: Momoko Ishijima
Subject: Concerns Regarding Proposed Development at 950 De Guigne Drive

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Ms. Ishijima,

I am a resident at Sunnyvale The Vale community. I am writing as a resident of the neighborhood near 950 De Guigne Drive regarding the newly proposed housing development at that location. I appreciate the city's efforts to increase housing availability, but I would like to formally express my concerns and objections to the project as it is currently outlined.

One of my primary concerns is the **loss of the only walkable grocery store (Taj Mahal) currently serving our neighborhood**. For many residents—including seniors, families, and those who prefer or depend on walking for daily errands—this store is an important part of our community's accessibility and quality of life. Its removal would significantly reduce our access to essential services and force residents to rely on driving for basic needs. It is important to consider the fact that the project **does not include retail space** and leads to **the closure of the only local grocery store - Taj Mahal**.

I am also concerned about **parking constraints and construction-related traffic impacts**. Our streets already experience congestion during peak hours and residents have difficulty finding parking spaces after 8:30 PM. The introduction of large-scale construction vehicles and equipment would likely cause prolonged traffic delays. Additionally, reducing available parking or increasing demand for limited street parking would create ongoing inconvenience for current residents.

Furthermore, the presence of **heavy construction vehicles in a residential area raises important safety concerns**. Large trucks entering and exiting the site will increase risks for pedestrians, cyclists, and children walking to nearby destinations. With narrow residential streets and limited visibility at certain intersections, the added construction traffic could significantly heighten the potential for accidents or near-miss incidents.

While I understand the importance of new housing, I believe it is essential that such developments do not come at the expense of existing community needs and livability. I respectfully request that the city reconsider the current proposal or explore alternative designs that preserve walkable access to groceries and mitigate parking and traffic impacts.

Thank you for taking the time to review my concerns. I would appreciate being kept informed of future hearings, revisions, or opportunities for public comment on this project.

Sincerely,

Yufei Qian

[redacted], Sunnyvale

Momoko Ishijima

From: Wei Liao <[redacted]>
Sent: Monday, November 24, 2025 3:37 PM
To: Momoko Ishijima
Subject: feedback on New Sunnyvale Residential Development near 950 De Guigne Drive

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Sunnyvale Planning Department,

I hope you're doing well, and thank you for all the work you do to guide the City's growth.

I'm writing as a resident of Sunnyvale who want to share concerns of development proposal planned for the area near our neighborhood at 950 De Guigne Drive

The proposed project includes:

329 new single-family homes and townhomes
36 accessory dwelling units (ADUs)
116 open parking spaces, with no additional open or street parking planned
our neighborhood at 950 De Guigne Drive

While I appreciate the effort to add much-needed housing, I'm increasingly concerned that these new homes are not being matched with enough nearby services—especially grocery options, markets, and restaurants.

At the moment, our part of Sunnyvale feels a bit like a "food desert." Residents often have to drive some distance just to access basic daily needs, such as fresh produce, prepared food, and casual dining. This is inconvenient, but it also runs counter to goals around walkability, sustainability, and creating vibrant, livable neighborhoods.

As you review and approve future projects, I would kindly ask that the City:

Encourage or require more neighborhood-serving retail (such as small markets, grocery stores, and casual restaurants)

Consider mixed-use zoning or ground-floor commercial requirements where appropriate, so residents can walk to basic services instead of driving. Incorporate access to food and daily needs as a more explicit factor in planning decisions, especially in areas that are already underserved.

I believe that adding more local services would greatly improve quality of life for existing and future residents, reduce traffic, and support the long-term success of these new neighborhoods.

Thank you very much for considering this feedback. I would be happy to provide more details about conditions in my specific area if that would be helpful.

Thanks
Wei

Momoko Ishijima

From: Tianyi Fang <[redacted]>
Sent: Monday, November 24, 2025 4:17 PM
To: Momoko Ishijima
Cc: Wentao Ma
Subject: Feedback on Proposed Development at 950 De Guigne Drive

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Momoko,

I hope you are doing well, and I want to express my appreciation for the work you and your team do to support thoughtful development across the City.

I am writing as a Sunnyvale resident living near the proposed single-family and townhome project at 950 De Guigne Drive. While I am grateful for the notice, I would like to share several concerns and express my opposition to the project in its current form.

First, the parking situation appears inadequate for a development of this size. With 329 new homes and only 116 open parking spaces planned, there is a high likelihood that overflow parking will impact the surrounding neighborhood. This brings a real risk of increased congestion and limited parking availability for current residents.

Second, the significant increase in vehicle traffic would directly affect pedestrian safety along De Guigne Drive. The roads in this area are already active, and additional traffic from hundreds of new households could make conditions more hazardous for those who walk, bike, or otherwise move through the neighborhood on foot.

Finally, the proposal does not include any retail or essential services. With the impending closure of the Taj Mahal store, residents—including those in the new development—will have fewer accessible options for groceries and other basic needs. This project would introduce a substantial population increase without providing nearby amenities, potentially straining already limited local services.

Given these concerns, I respectfully urge that the City encourage revisions before the project moves forward. Enhancements to parking capacity, traffic and pedestrian safety measures, and access to essential services would help ensure the development supports a strong and sustainable community for both current and future residents

Thank you for your time and consideration.

Best regards,
Tianyi Fang
[redacted], Sunnyvale, CA, 94085

Momoko Ishijima

From: Chen Rain Ma <[redacted]>
Sent: Tuesday, November 25, 2025 12:35 AM
To: Momoko Ishijima
Subject: Request for Improved Access to Neighborhood-Serving Retail Near New Housing

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Sunnyvale Planning Department,

I hope this message finds you well. Thank you for your continued efforts in shaping Sunnyvale's development and ensuring thoughtful growth across the city.

I am writing as a resident living near several recent and upcoming single-family and townhome projects around the area of the Vale community around 94085. While I truly appreciate the City's commitment to expanding housing opportunities, I'm increasingly concerned that these developments are moving forward without a corresponding increase in nearby day-to-day services—particularly grocery stores, small markets, and dining options.

At present, our part of Sunnyvale functions almost like a "food desert." Many households need to drive a considerable distance just to purchase basic groceries, pick up prepared meals, or enjoy a simple restaurant outing. This not only creates inconvenience but also conflicts with broader goals related to walkability, reduced car dependency, and building lively, well-supported communities.

With future projects in mind, I respectfully encourage the City to consider the following:

- Promote the inclusion of neighborhood-focused retail—such as markets, grocery outlets, and casual eateries—near new housing construction.
- Utilize mixed-use zoning or require ground-floor commercial space where appropriate, enabling residents to meet daily needs within walking distance.
- Place stronger emphasis on access to food and essential services when evaluating development proposals, especially in areas already lacking such amenities.

Strengthening local retail options would meaningfully enhance the daily experience of both current and future residents, lessen traffic from short car trips, and help ensure the long-term vitality of these emerging neighborhoods.

Thank you for your time and consideration. I would be glad to share additional observations about conditions in my immediate area if that would be useful.

Sincerely,
Chen Ma
The Vale community at 94085
Sunnyvale, CA

Momoko Ishijima

From: Tian Xin <[redacted]>
Sent: Wednesday, November 26, 2025 10:12 AM
To: Momoko Ishijima
Subject: Concerns Regarding Proposed Development at 950 De Guigne Drive

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear Ms. Ishijima,

I am a homeowner in The Vale community adjacent to 950 De Guigne Drive, and I'm writing to express my opposition to the current version of the proposed housing development at that site.

Based on the information shared with our HOA, the project would add 329 new single-family homes and townhomes, plus 36 ADUs, but only 116 open parking spaces and no additional open or street parking. Given the scale of the project, this seems very likely to push significant overflow parking and traffic into our existing neighborhood streets. We already experience cut-through traffic and busy conditions on De Guigne Drive; adding hundreds of additional households without robust on-site parking and circulation planning raises serious concerns about:

- Spillover parking into The Vale and surrounding neighborhoods
- Increased congestion and delays on De Guigne and nearby intersections
- Pedestrian and cyclist safety, especially for families and children who walk in the area
- Access for emergency vehicles during peak hours and on narrow residential streets

I'm also concerned that the project appears to include no retail or neighborhood-serving uses at a time when the Taj Mahal store is closing. Adding several hundred units without walkable access to basic services will likely force even more short car trips, compounding the traffic and parking issues described above.

I respectfully urge the City to **not approve this project as currently proposed**. At a minimum, I ask that staff and the Planning Commission require substantial changes before any approval is considered, including (but not limited to) significantly increased on-site parking (for residents and guests), concrete measures to prevent spillover parking into neighboring communities, detailed traffic and safety studies with mitigation, and serious consideration of neighborhood-serving uses so that existing and new residents are not forced to drive for every basic need.

Thank you for considering the perspective of an affected homeowner. I appreciate your work and your attention to the real, day-to-day impacts this project will have on existing neighborhoods.

Sincerely,

Tian Xin

Momoko Ishijima

From: Shima Dadashzadeh <[redacted]>
Sent: Friday, November 28, 2025 8:00 AM
To: Momoko Ishijima
Subject: Concerns regarding 950 DeGuigne development and closing of Taj Mahal

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

My name is Shima Dadashzadeh; my family has called Sunnyvale home for 25 years. My parents are current homeowners in the Nova community near Duane and DeGuigne. We have been recently informed of the new housing development planned in the neighborhood along with the closing of the Taj Mahal grocery store. I am writing to express our deep concern regarding these changes in the community. While we welcome efforts to address the housing shortage in the Bay Area, it is frankly irresponsible for the city to approve further housing developments without the consideration of where these people are going to obtain food and groceries. Taj Mahal is the only affordable grocery store within plentiful produce within a reasonable distance to our community. Walmart and Nob Hill are 2-3 miles away but still cannot meet the demand of the thousands of new people that will be moving into the community in addition to all those that currently rely on Taj Mahal for their daily needs.

As a physician with extensive knowledge of public health, I urge you to reconsider the health effects of creating communities that do not have easy access to fresh and affordable food and produce. We are asking you to reassure the residents and stake holders of this neighborhood by ensuring that Taj Mahal is replaced by a local grocery store, one with reasonable prices and local employees rather than a boutique shopping experience that does not serve as a realistic option for most of sunnyvale's hard working families.

Thank you,
Shima Dadashzadeh, DO, MS

Momoko Ishijima

From: Tiffany H <[redacted]>
Sent: Monday, December 1, 2025 11:07 AM
To: Momoko Ishijima
Subject: Concerns for Proposed New Development along De Guigne Dr

WARNING **- This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.**

Dear MoMo,

My name is Tiffany Hsu, and I live in the The Vale Community at [redacted]. We recently received an email from our HOA about the new housing development proposal for 950 De Guigne Drive. I would like to provide some feedback and concerns about the project:

First, I ask the City of Sunnyvale to make having retail spaces in the development proposal mandatory. I have heard that the retail space in Fair Oaks Plaza will be eliminated for more housing. My family already tries to keep things local by patronizing the (excellent) dentist in Fair Oaks Plaza (Dr. Elain Ellorin), Mint Dental on DeGuigne and Arques, CSharp (for optometry) on DeGuigne and Arques, and local grocery stores and restaurants such as Taj Mahal, Western Pacific Filipino Grocery, California Momo Kitchen, Halal Fried Chicken, Tong Sui, Jin Jin Gourmet, Agape Grill, and Speedy's Tacos. If many of these businesses closed, we would have to drive out to access similar services. If many residents had the same issue, this would cause an increase in traffic. We are already surrounded by the Apple and Applied Materials campuses, and observe quite a lot of traffic from commuters.

Second, with an increase in cars and people, I would like the City to consider having safer streets for pedestrians and those that take active transportation. I find crossing Stewart and DeGuigne to be tricky - there are a lot of impatient drivers trying to leave work, but it is also the best way to get to the 20 Bus, the businesses on Arques/DeGuigne, and Movement Sunnyvale. Sidewalks also abruptly end near Stewart and San Trinita, but it is the best way to get to Sunnyvale Kindercare, Cowboy Coffee, City Sports, and Sports Basement. I have also seen many near misses on DeGuigne and Santa Real Ave near Swegles Park. Traffic is also backed up in the morning and afternoon for San Miguel Elementary and King's Academy drop off/pickup, which further delays the 55/255 (for kids going to Fremont High School).

If this area is truly going to be somewhere desirable for residents to live, it needs to have the retail and parks that make living in the area convenient and unique. Otherwise, it's just another place to "commute" to and from, which worsens traffic. With retail, it needs to have safe and accessible active transportation options such as walking, biking, and bus options so people do not feel "trapped" in their communities. This was already seen as an issue with the Tasman Dr project, where Casa De Amigos residents could not leave their communities without a car.

Best wishes,
Tiffany

Momoko Ishijima

From: Momoko Ishijima
Sent: Wednesday, December 3, 2025 7:23 AM
To: David Shih
Subject: RE: New Housing Development - 950 De Guigne Dr, Sunnyvale

Hello David,

Thank you for reaching out to me.

The proposed project is not approved. The project will most likely be seeking approval from the Planning Commission early next year 1Q. You will receive notices from the city for the public hearing when it is scheduled. I believe the developer has projected the construction will not begin until summer 2027 if the project is approved.

Please let me know if you have any other questions.

Best regards,

Sunnyvale

Follow us on:

PLEASE NOTE: I WILL BE OUT OF THE OFFICE 12/15 to 12/22

MOMO ISHIJIMA
Senior Planner
Community Development Department

Phone: 408-730-7532
General Email: planning@sunnyvale.ca.gov
Email: mishijima@sunnyvale.ca.gov
Sunnyvale.ca.gov

*** The Sunnyvale Planning Division continues to provide virtual services, such as electronic permit submittalsand virtual meetings. In-person services are also available at the One Stop Permit Center, located on the second floor of the new City Hall building at 456 W. Olive Avenue. Underground parking is available and can be accessed on W. Olive Avenue. Masks and appointments (pcappointment@sunnyvale.ca.gov) are strongly encouraged.**

General zoning information is also available on the Planning Division webpage.

From: David Shih <[redacted]>
Sent: Tuesday, December 2, 2025 9:53 PM
To: Momoko Ishijima <mIshijima@sunnyvale.ca.gov>
Subject: New Housing Development - 950 De Guigne Dr, Sunnyvale

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Hello Momoko,

I live in the Vale Community in Sunnyvale, very close to where the new housing project at 950 De Guigne Dr may be taking place.

Can I ask when the development will begin building, assuming it has been approved?

Thanks,
David Shih

From: Common Interest Management Services <no-reply@commoninterest.com>
Sent: Monday, November 24, 2025 10:36 AM
To: [redacted] <[redacted]>; [redacted] <[redacted]>
Subject: [#XN14912629] Message from The Vale Community Association - Concerns for Proposed New Development along De Guigne Dr

Please do not reply to this message.

Dear Homeowners,

The Board would like to inform the community about a new housing development proposal planned for the area near our neighborhood at 950 De Guigne Drive. The developer will be submitting their plans to the City on **Monday, November 24**, and we want to ensure all homeowners are aware of the project and understand how it may potentially affect our community.

The proposed project includes:

- **329 new single-family homes and townhomes**
- **36 accessory dwelling units (ADUs)**
- **116 open parking spaces**, with no additional open or street parking planned

While the HOA is remaining neutral, we want to share several aspects of the project that may be important for homeowners to consider:

- **Parking Impact:** With a large number of units and additional ADUs, parking availability within the development may be limited, which could affect traffic flow in the surrounding area.
- **Pedestrian Safety:** Increased vehicle activity on De Guigne Drive may create a higher-traffic environment for pedestrians.
- **Local Services:** The project does not include retail space, and with the upcoming closure of the Taj Mahal neighborhood store, access to nearby groceries and essential services may become more limited for the community as a whole.

If you have questions, feedback, or concerns about the project, you are encouraged to contact the City's assigned Planning Department representative:

Momoko Ishijima (MoMo)

Planning Department – City of Sunnyvale

Email: mishijima@sunnyvale.ca.gov

Your individual input helps ensure that resident perspectives are part of the City's review process.

Thank you for staying informed and engaged in matters that may affect our community.

Sincerely,
The Vale Board of Directors

Sincerely,

Common Interest Management Services (Campbell) on behalf of The Vale Community Association
(408) 370-9902 | www.commoninterest.com

Please Note: This email is not monitored. Replies to this email will not be received. Please request support through your online homeowner portal at portal.commoninterest.com.