

From: Emery B <[REDACTED]>

Sent: Wednesday, October 22, 2025 9:17 PM

To: senator.wahab@senate.ca.gov; Larry Klein <mayorklein@sunnyvale.ca.gov>; Richard Mehlinger <MehlingerCouncil@sunnyvale.ca.gov>; Eileen Le <LeCouncil@sunnyvale.ca.gov>; Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>

Subject: Concerns Regarding PLNG-2023-0302 (Lakewood Village Redevelopment)

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

Dear Senate, Mayor, Council Members, and Senior Planner,

I am writing to express my strong concerns about the proposed redevelopment at Lakewood Village, file PLNG-2023-0302.

While I understand and support the need for new housing, this proposal is not a true mixed-use development; it is a residential project that effectively eliminates vital neighborhood services. The plan's minimal commercial space is wholly insufficient to serve the existing community, let alone hundreds of new residents.

A core principle of modern planning is creating "15-minute cities" where residents can walk or bike to essential services. This proposal does the opposite: it will create a food desert and force nearly all errands to be done by car, increasing traffic and isolating residents who cannot or prefer not to drive.

Furthermore, this site is not a major transit hub. To place high-density housing here, without the supporting commercial infrastructure, is a recipe for a failed development. It will create a dormitory, not a community.

I urge the commission to reject this proposal. Please ask the developer for a revised plan that includes a viable, significant commercial footprint, one that enhances—rather than dismantles—the Lakewood neighborhood.

Thank you for your consideration.

Sincerely,

Emre Burhan

[REDACTED]

Sunnyvale

From: [Jeffrey Cucinotta](#)
To: [Laura Robichek](#)
Cc: [Guia Sharma](#)
Subject: RE: Bulldozing Lakewood Village Shopping Center
Date: Thursday, October 23, 2025 10:24:22 AM
Attachments: [image001.png](#)

Hi, Laura.

Thank you for your email and your feedback.

The applicant proposal to redevelop the Lakewood Shopping Center site is scheduled for a public hearing at the Planning Commission next Monday, October 27th. I will follow up shortly in a separate email with details regarding how to attend the hearing and for the agenda materials (including staff report, applicant's site plans, etc.).

I have also copied Guia here, who is the administrative aide to the Planning Commission and will make sure your message is sent to the Planning Commissioners.

Thank you.



JEFFREY CUCINOTTA, AICP

Senior Planner

Community Development Department/Planning Division

jcucinotta@sunnyvale.ca.gov

408-730-7424

Pronouns: he, him, his ([Why Pronouns Matter](#))

¡Hablo español!

The Sunnyvale Planning Division provides virtual services ([general zoning information](#), [electronic permit submittals](#), and virtual meetings) and also in-person services (at the One Stop Permit Center located at 456 W. Olive Avenue, second story; underground parking is available and can be accessed on W. Olive Avenue).

From: Laura Robichek <[REDACTED]>
Sent: Tuesday, October 21, 2025 6:59 PM
To: Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>
Subject: Bulldozing Lakewood Village Shopping Center

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

Hello Jeffrey,

Is it true that there is a proposal to bulldoze the Lakewood Shopping Center, at the corner of Lawrence and Lakehaven? This would destroy the retail space that has been serving my community since its inception. The proposed plan will eliminate the existing vibrant collection of local, non-franchise restaurants, small businesses, and grocery store, and replace them with a hundred condos that we definitely do not need or want in our neighborhood.

This will result in a neighborhood with more people but fewer local/accessible services. The only remaining commercial zone in the proposed development will be a narrow strip of land, approximately the site of the old Valero gas station and the adjoining parking lot. Seems like there'll be about enough space for a liquor store and a fast-food franchise.

We'll get more people, fewer services, more traffic, with further to drive. Forget walking or cycling to the local market for fresh dairy, meat, fish, bread, or vegetables. Or for those who need to drive, forget a half-mile trip without needing to get on a freeway. What about the long-term residents, like me, who can't drive and who rely on the local services?

Please stop this nightmare before it starts.

Thank you.

Best,

Laura Robichek

[REDACTED]

[REDACTED]

From: Linda and Dennis Cain <[REDACTED]>

Sent: Thursday, October 23, 2025 11:26 AM

To: Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>

Subject: Lakewood Village shopping Center

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

It is a terrible idea to remove the shopping center for condos. We have a whole lot of people living here that need that center. Many older residents and other families count on the center for services.

Please help us North Sunnyvale residents.

Linda and Dennis Cain

[REDACTED]
[REDACTED]

From: AccessSunnyvale AP <AccessSunnyvale@sunnyvale.ca.gov>

Sent: Friday, October 24, 2025 7:59 AM

To: SR-00119698 <[REDACTED]>

Subject: Follow up to your Access Sunnyvale service request: SR-00119698 CRM:001810001254

HelloPat,

Thank you for submitting your request to the Council's Access Sunnyvale. I am forwarding your message to Council, copying key City staff for their review. You may receive an automated response that your service request is closed, however City staff will follow up as appropriate.

Thank you again, and please do not hesitate to contact us if we can be of further assistance.

Thank you,
Victoria

VICTORIA KETELL

Executive Assistant – Mayor & City Council

Office of the City Manager

City of Sunnyvale

Phone (Direct): 408-730-7913

Mayor & Council: 408-730-7473

Service Request details:

Service Request Number: SR-00119698

Submitted On: 10/23/2025 10:10 PM

Request Type: Contact Us Request

Description: I have been a resident Of Lakewood village in Sunnyvale for 57 years. The current proposed plan to level the shopping center at Lawrence and Lakehaven would be detrimental to our quality of life. Many of the residents depend on this shopping center for their daily groceries and local, affordable places to eat out.

This proposed plan would dump as many as 200 more cars in the area that is only accessible driving north on Lawrence by one signal light. Currently, depending on the time of day, it can take up to 3 light cycles to access our homes. All of the new traffic from the residential section of this plan would be routed though Silverlake which already has traffic and parking issues for the residents because of the park location and the new branch library now under construction. When the developers were asked about a traffic impact study at the public meeting, they indicated they were not required to complete one due to the size of the project. Frankly, when you are making a major change to a neighborhood that impacts this much of their lives, it should be required. We are your constituents and deserve better.

There are other commercial buildings that could be converted to housing without demolishing all food services in an area.

Pat Muniz

Initial Response Complete: No

Name: Pat My iz

Email: [REDACTED]

Phone: [REDACTED]

From: [Alka Sethi](#)
To: [PlanningCommission AP](#)
Subject: Preserve Grocery & Retail Access in the Lakehaven Lawrence Redevelopment
Date: Friday, October 24, 2025 12:11:42 PM

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

Dear Planning Commission Members,

My name is Alka Patel Sethi, and I have been a resident of North Sunnyvale for 13 years. I am writing regarding the proposed redevelopment at 1119–1163 Lawrence Expressway, 1037 Lakehaven Drive, and 1051 Lakehaven Drive (File #PLNG 2023 0302) by The True Life Companies.

I want to start by expressing my appreciation for the Commission's ongoing work to guide Sunnyvale's growth thoughtfully and responsibly. I know these decisions require balancing many priorities, and I'm grateful for the time, care, and judgment each of you brings to that process.

While I recognize the City and State's ongoing efforts to increase housing, I am deeply concerned that this project could remove or reduce access to the grocery and essential retail services that nearby residents heavily depend on. The surrounding area is a historically lower income and underserved neighborhood with many seniors and families who rely on nearby stores for fresh food and daily necessities.

If the existing commercial space is replaced without including an equivalent grocery store or other retailer that provides consistent access to fresh and affordable food, the community will lose one of its few nearby options and risk becoming a food desert. For many residents, especially seniors and those without cars, that loss would make daily life significantly harder.

The City's General Plan and Land Use and Transportation Element (LUTE) emphasize maintaining a balanced mix of housing and neighborhood-serving retail to support livable and sustainable communities. The Environmental Justice section also calls for ensuring access to healthy food and essential services, particularly in areas that already face inequities. Removing fresh grocery access from this neighborhood would directly conflict with those guiding principles.

This concern is shared widely among residents. Our Change.org petition, which has gathered over 2,700 signatures, reflects the community's strong desire to preserve grocery access and ensure that new development supports rather than harms existing neighborhoods. The petition can be viewed here:

<https://c.org/V87yr5BH5J>

I respectfully ask the Commission to:

1. Preserve and protect grocery access as part of the redevelopment plan
2. Require a retail component that includes space for fresh and affordable food
3. Conduct a community impact review before approval to assess how the project would affect local access to groceries, particularly for seniors and low income households

I support the goal of building more housing, but not at the expense of the neighborhood's stability and wellbeing. True community development means ensuring residents have both homes and access to the basic resources that sustain daily life.

Thank you again for your dedication and for the thoughtful way you approach decisions that shape our city's future. I deeply appreciate your time and consideration of this issue on behalf of Sunnyvale residents.

With appreciation,
Alka

From: Donna Hamane <[REDACTED]>
Sent: Saturday, October 25, 2025 7:14 PM
To: Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov>
Subject: Lakewood Village Shopping Center

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Dear Mr. Cucinotta,

I am a senior citizen living near Fairwood Elementary School. I shop regularly at the Asian market and my dentist also practices in Lakewood Village Shopping Center. I often walk there from my home.

I understand the need for housing. However, building housing while eliminating the nearby businesses that make our community special destroys not only the character of neighborhoods, but also accessibility to services that less wealthy, more diverse, and older residents need nearby.

There must be a way to create housing, as well as affordable space for the ethnic grocery store and other local community service providers. We don't need another Nob Hill or Jamba Juice. We need arrangements that enable the current businesses to return if they so choose after housing is built.

Please find a way to require any new housing development to incorporate ample affordable retail space with rights of first refusal to the existing businesses.

Thank you,
Donna Hamane

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Donna Hamane

From: [Himanshu Sethi](#)
To: [PlanningCommission AP](#)
Subject: Lakewood and FairOaks VC5 and VC6 current site applications
Date: Monday, October 27, 2025 7:49:56 AM

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

Dear Planning Commission,

I'm a Sunnyvale resident who has lived in the San Miguel community and has enjoyed all the amenities the FairOaks plaza has brought to me, my friends, my community and my family.

These centers in North Sunnyvale have long supported a largely low-income and underserved community. However, due to the absence of clear, objective planning standards that could have been established over the past five years, they are now at risk of being redeveloped in a way that removes essential retail, leaving thousands of residents without access to groceries and creating a potential food desert, along with increased traffic and displacement.

The North Sunnyvale community has consistently and passionately voiced its concerns. More than 2,700 residents have signed petitions, and many have spoken at meetings and engaged local media to raise awareness. Despite this, the current proposal provides only the possibility of 10 percent retail, with no assurance that a grocery store will be included.

I respectfully urge the Planning Commission to require that the retail components at Fair Oaks Plaza (VC5) and Lakewood Village (VC6) be designed and constructed to fully accommodate a full-service grocery store.

This includes ensuring at least 10,000 sq ft of contiguous ground-floor space with 18–20 ft ceiling height, grocery-grade floor loading, a truck-accessible loading dock, 3-phase electrical power, and pre-installed gas, water, and grease interceptor infrastructure. These basic design features are essential for attracting a grocery tenant and avoiding costly retrofits that would otherwise make these sites unviable for food retail.

We also urge the City's Economic Development Office to actively pursue grocery operators and explore appropriate incentive programs to ensure a grocer is secured once construction is complete. Maintaining access to healthy, affordable food in North Sunnyvale is critical to neighborhood sustainability and environmental justice.

If these grocery-compatible design standards and recruitment efforts are not incorporated, we strongly urge the Commission to reject or defer project approval to prevent the creation of a food desert in this area.

Thank you to the Planning Commission for your continued efforts to support the well-being of North Sunnyvale residents.

Best,
Himanshu

From: [Christina O'Guinn](#)
To: [PlanningCommission AP](#)
Subject: Request for Inclusion of Viable Grocery/Fresh Market Space in VC 6 (Lakewood Village) and VC 5 (Fair Oaks Plaza) Applications
Date: Monday, October 27, 2025 11:00:04 AM

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

Dear Planning Commissioners,

As you review the developer applications for VC 6 (Lakewood Village) and VC 5 (Fair Oaks Plaza), I respectfully ask that the Commission require each applicant to include—at a minimum—a space that would be viable for a grocery store or fresh market.

This is essential to ensuring walkable access to fresh food for North Sunnyvale residents, which should be a fundamental element of any Village Center. North Sunnyvale has long been underserved and continues to lack full-service grocery options, in contrast to the many available south of Caltrain. Many of our low-income residents and seniors rely on the existing grocery stores in these two plazas for access to fresh, healthy food. Losing these markets as the sites are redeveloped into townhomes would represent a significant setback for our community.

While I am not an expert on grocery operations, I understand that a viable grocery or fresh market typically requires:

- **Adequate space:** While a store comparable in size to our current 27,000-square-foot market may be unrealistic, a minimum of 9,000–10,000 square feet would help ensure enough room for fresh produce, staple items, and the unique ethnic foods that family-run markets often provide.
- **Truck loading access:** In past discussions, City representatives have noted that North Sunnyvale lacks commercially zoned parcels with adequate loading areas—one of the main reasons we have so few grocery stores. Providing such access will be key to attracting a viable fresh market tenant.
- **Refrigeration capacity:** Fresh markets require significant refrigeration infrastructure. Current tenants have reported investing over \$100,000 in refrigeration alone, underscoring the need to design spaces that can accommodate these requirements.

While the City cannot dictate which specific retailers ultimately lease these spaces, it can ensure that the site designs include retail spaces that are truly viable for a grocery or fresh market tenant. Without such forethought, future tenants providing fresh food could be excluded by design limitations.

I deeply appreciate the Planning Commission's ongoing efforts to support North Sunnyvale residents. In particular, I want to thank you for advocating for additional commercial zoning in the revised Village Center Master Plan. Although those recommendations were not fully

adopted and will not affect current applications, I sincerely appreciate your continued attention to ensuring that, at a minimum, each North Sunnyvale Village Center includes space suitable for a full-service fresh food market—one that can meet the needs of our growing community.

Thank you for your consideration and commitment to equitable access to healthy food in North Sunnyvale.

Thank you for your consideration,

Christina O'Guinn
San Miguel Resident since 1997
North Sunnyvale Community

From: [Shawn Wolfe](#)
To: [PlanningCommission AP](#)
Subject: village center redevelopment
Date: Monday, October 27, 2025 1:57:46 PM

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

Dear Planning Commission,

I understand that so-called “village centers” in the Lakewood and San Miguel Neighborhoods have plans for re-development. I am a resident of the San Miguel neighborhood and visit the Fair Oaks village center frequently. It is a short walk from my house as it is for many of my neighbors.

Unfortunately, the redevelopment plans will push out many or all of the current business, eliminating most walkable retail in our area. Though we (and others) will miss many of the businesses, what would hurt the most is the loss of our neighborhood grocery. It has really been such a blessing to be able to walk over and pick up fresh produce and other goods. If a grocery cannot be part of the redevelopment, we will be forced to drive to pick up even the smallest items.

I realize that housing is in drastically short supply in our area, and many state laws limit what cities can do. I also realize that the mayor, city council and staff have been trying to work with the developer to increase the amount of retail in the redevelopment plan. I greatly appreciate these efforts, and ask that you please do all you can to make at least grocery with fresh produce possible in the new development plan. I realize the City cannot dictate that a particular business be located in a particular area, but you can make it *possible* that a certain type of business occupy a particular retail space. I am not a grocer so I don't know what exactly they need it terms of space and facilities, but I do please ask that you press the developer to facilitate the inclusion of a reasonably sized grocery in San Miguel and Lakewood village center redevelopment plans.

thank you
-Shawn Wolfe



JEFFREY CUCINOTTA, AICP

Senior Planner

Community Development Department/Planning Division

jcucinotta@sunnyvale.ca.gov

408-730-7424

Pronouns: he, him, his ([Why Pronouns Matter](#))

¡Hablo español!

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From: [Himanshu Sethi](#)
To: [Jeffrey Cucinotta](#); [PlanningCommission AP](#)
Subject: Re: Proposed Development at Lakewood Shopping Center - Planning Commission Meeting - October 27
Date: Monday, October 27, 2025 5:54:31 PM
Attachments: [image001.png](#)
[image001.png](#)

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

Dear Jeffrey and Planning Commission Members,

Thank you for the update regarding the continuation of the Lakewood (VC6) hearing to November 24, 2025. I wanted to respectfully request that the new hearing date be reconsidered, as it falls during Thanksgiving week, when many community members will be traveling or unable to attend.

Given the strong neighborhood interest in this project and the community's ongoing engagement, it would be far more inclusive and transparent to schedule the hearing for a **later date** when residents can meaningfully participate.

I truly appreciate your consideration and continued efforts to ensure that the community has a fair opportunity to provide input on projects that directly impact North Sunnyvale.

Best,
Himanshu

On Oct 27, 2025, at 5:23 PM, Jeffrey Cucinotta <JCucinotta@sunnyvale.ca.gov> wrote:

Good evening.

Please be advised that the applicant for this project (referenced below) has requested to continue the public hearing to the November 24, 2025 Planning Commission meeting.

This means that the only formal action the Planning Commission will make on this project tonight is whether to move the hearing to the November 24th hearing date. Tonight, there will be no formal staff presentation, and public comment on this project will be limited to comments related to the act of continuing the hearing (**not** on the merits of the proposed project).

I will send a reminder email closer to the new hearing date to provide the meeting agenda, attendance information, etc.

Thank you.



JEFFREY CUCINOTTA, AICP

Senior Planner

Community Development Department/Planning Division

jcucinotta@sunnyvale.ca.gov

408-730-7424

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From: [Hike Bike](#)
To: [PlanningCommission.AP](#)
Cc: [Jeffrey Cucinotta](#)
Subject: Sunnyvale Planning Commission (Monday, Oct 27, 2025): Detailed, Extensive Public Comment Re: PLNG-2023-0302 - CEQA, Planning Standards, and Policy Violations
Date: Monday, October 27, 2025 10:00:11 PM

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• To: PlanningCommission@sunnyvale.ca.gov
Cc: Sunnyvale Project Planner Jeffrey Cucinotta <jcucinotta@sunnyvale.ca.gov>
=====

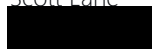
Dear Commissioners, Mr. Cucinotta:

I am writing to submit formal public comment for Planning Commission Item #3 (PLNG-2023-0302, Lakewood Village Center), which was heard this evening, October 27th.

I attempted to deliver these comments during the virtual meeting but experienced technical difficulties that prevented me from speaking. Accordingly, I request that these comments be included in the official public record for this item.

Below you will find both my intended 3-minute oral comments and comprehensive written analysis detailing the multiple legal, policy, and planning violations in this proposal.

All the best,

Scott Lane


+++++
To: PlanningCommission@sunnyvale.ca.gov
Cc: Sunnyvale Project Planner Jeffrey Cucinotta <jcucinotta@sunnyvale.ca.gov>
=====

Dear Commissioners, Mr. Cucinotta:

There are several options for this email subject line that are equally valid, ranging from direct and formal to more pointed. These are ALL highlighting how incredibly problematic this development truly is and how the Planning Commission needs to hit the "RESTART" button ASAP on PLNG-2023-0302 (Lakewood Village Center):

OPTION 1: Direct & Official

"Public Comment - Opposition to PLNG-2023-0302 (Lakewood Village Center)"

OPTION 2: Fact-Based & Urgent

"Urgent: Project PLNG-2023-0302 Violates CEQA, Eliminates 54% of Retail, Requests 22 Waivers"

OPTION 3: Focused on Core Failure

"Formal Opposition - Lakewood Project Destroys 54% of Retail, Provides 0 Affordable Units"

OPTION 4: Comprehensive Summary

"Detailed Public Comment Re: PLNG-2023-0302 - CEQA, Planning Standards, and Policy Violations"

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Main Subject: "Public Comment - Opposition to PLNG-2023-0302 (Lakewood Village Center)"

First Key Point of Email: "This project violates multiple planning standards: 54% retail destruction, 22 waivers requested, 0 affordable units provided."

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PART 1: 3-MINUTE ORAL COMMENT (For delivery at meeting)

"Thank you, Commissioners. I'm here regarding File #PLNG-2023-0302 for the Lakewood Village Center.

The staff report reveals this project fails on multiple levels, starting with basic math and economic reality.

First, according to your own report, this project destroys 54% of existing commercial space - a net loss of 31,445 square feet. They're eliminating a proven, successful commercial center - including Hong Kong Saigon restaurant that draws regional visitors, plus 5-6 other established businesses - to replace it with speculative retail that will likely struggle, as we've seen in so many new developments where higher rents exclude the local businesses that actually succeed.

Second, the CEQA exemption is improper - using a 2017 EIR to approve a 2025 food desert without studying the specific impacts of losing these vibrant, destination businesses.

Third, the 22 requested waivers show this project doesn't meet your basic standards.

And fourth, ZERO affordable housing while exploiting regulatory loopholes.

This isn't progress - it's destruction by focusing on what works for speculative development that likely won't work for the Sunnyvale community members, the city of Sunnyvale nor the critical tax base of Sunnyvale that pays for critically needed city services for generations to come.

I urge you to reject this fundamentally flawed proposal. Thank you. ***

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PART 2: COMPREHENSIVE WRITTEN SUBMISSION (For the public record)

DETAILED ANALYSIS OF PLNG-2023-0302 LEGAL AND POLICY VIOLATIONS

I. CEQA VIOLATIONS

A. Inadequate Environmental Review Under CEQA Guidelines §15183

- The 2017 LUTE EIR analyzed general plan-level impacts, not this specific project that creates a food desert
- Elimination of the anchor grocery store and destination restaurants constitutes new significant environmental impacts requiring project-specific analysis
- The "no new commercial square footage" argument ignores that 101 new residential units will generate substantial new vehicle trips as residents drive elsewhere for groceries and services

B. Failure to Analyze Specific Business Impacts

- The 2017 EIR cannot account for the 2025 reality of losing specific, successful businesses like Hong Kong Saigon restaurant
- No analysis of the economic impact of eliminating regional destinations that draw visitors from outside Sunnyvale
- Failure to study the traffic and parking impacts of losing established businesses with proven customer bases

II. GENERAL PLAN AND ECONOMIC REALITY VIOLATIONS

A. Contradiction of Village Center Vision & Destruction of Proven Success

- General Plan calls for "vibrant, mixed-use neighborhoods"
- This project destroys a PROVEN, SUCCESSFUL commercial ecosystem including:
 - Hong Kong Saigon restaurant (regional destination drawing hundreds of visitors)
 - 5-6 other established restaurants and retail services
 - Neighborhood-serving grocery and retail
- 54% reduction in commercial space (31,445 sq ft net loss) represents catastrophic planning failure

B. Ignoring Market Realities of New Retail Development

- As documented throughout the Bay Area, new "upscale" retail spaces often sit vacant due to:
 - Higher rental rates that exclude successful local businesses
 - Lack of established customer base and foot traffic
 - Generic spaces unsuitable for unique local businesses
- This project destroys existing, thriving businesses to create retail space that will likely struggle to attract tenants
- The developer's failure to identify any prospective commercial tenants demonstrates this market risk

C. Abuse of Retail Preservation Incentive Program

- Program intended to preserve retail, not eliminate 54% of it
- 31,445 sq ft net loss represents bad faith use of incentive program
- Trading existing vibrant retail for speculative future retail is economically irresponsible

III. HOUSING LAW VIOLATIONS

A. Evasion of Inclusionary Housing Requirements

- Using retail program to avoid ALL BMR requirements violates spirit of inclusionary zoning
- 101 market-rate units with zero affordability fails equity goals
- Exploits technical loophole to avoid housing obligations

IV. PLANNING STANDARDS VIOLATIONS

A. The 22 Waivers Requested Demonstrate Fundamental Design Flaws:

1. Usable Open Space (only 77% of requirement)
2. Community Room (ZERO provided)
3. Multiple setback reductions
4. Parking deficiencies (commercial: 51 vs 93 required)
5. Landscaping reductions
6. Building height and spacing waivers

B. Transportation Analysis Failures

- VMT analysis improperly avoided
- No analysis of trip generation from lost retail and restaurant destinations
- Inadequate pedestrian and bicycle connectivity

V. PROCESS VIOLATIONS

A. SB 330 Abuse

- Using 2023 application to avoid 2025 Village Center standards

- Subverts community planning process

B. Vesting Tentative Map Risks

- Would permanently lock in flawed design
- Eliminates future community input opportunities
- Creates vested rights for substandard development

VI. SPECIFIC REQUESTS FOR COMMISSION ACTION

1. Require Full Environmental Review under CEQA for this specific project
2. Deny the Vesting Tentative Map to preserve future community input
3. Reject Current Proposal and require resubmission that:
 - Preserves significant retail square footage
 - Provides appropriate affordable housing
 - Meets development standards without excessive waivers
 - Creates genuine mixed-use neighborhood center
4. Recommend General Plan Amendment to close Retail Preservation loopholes

CONCLUSION

This project represents a failure of the planning process on multiple levels - legal, economic, and community-focused. The Commission has both the authority and responsibility to reject inadequate proposals and demand better for our communities. I urge you to exercise that responsibility tonight.

Respectfully submitted,

