

From: [REDACTED]
To: [Jeffrey Cucinotta](#)
Subject: PLNG-2023-0302 comment
Date: Wednesday, October 8, 2025 12:53:59 PM

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Mr. Cucinotta,

For the upcoming Planning Commission Hearing scheduled for October 27, please share my comments below on the proposed development plan:

- There appears to be a significant amount of commercial/retail space being eliminated. The proposed construction of 23,104sf does not appear to make up for this loss of commercial space, especially the grocery market space that will be lost. Local residents will most likely drive to the Neighborhood Market at The Mercado and this will add to the traffic congestion along Sandia Avenue and along Fairwood Elementary School. Consider requiring a larger commercial space and requiring a grocery market to fill the commercial space.
- Parking for new condo residents and parking for commercial/retail could be a concern. Consider requiring additional parking via new parking garage to avoid street parking.

Thank you for the opportunity to provide these comments.

Rollie Arbolante
[REDACTED]

From: [REDACTED]
To: [Jeffrey Cucinotta](#)
Subject: Re: Public hearing PLNG-2023-0302 (Destruction of Lakewood Village local services)
Date: Wednesday, October 22, 2025 12:01:23 PM

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Jeffrey,

Following up on my phone call of 10/17, I wanted to put some of my objections to PLNG-2023-0302 (destruction of community's existing Lakewood Village shopping center) into writing.

I'm hoping that the planning commission can turn down the application, either retaining the current shopping center, which has long served the existing community, or if redevelopment is to happen, please find a plan which involves proper mixed-use development retaining an equivalent commercial footprint.

Yes, the current proposal includes some commercial space but it's a small fraction of the current footprint. It's likely about enough for a liquor store and/or a vape shop; not a way to enhance a neighborhood.

A neighborhood isn't just housing! It needs local services within walking/cycling distance, or at least with a short drive without getting out of neighborhood streets. That's why it's had this land zoned for local commercial for decades (predating my arrival and I bought my house almost 30 years ago).

I use a bicycle as my main transport where possible, and this proposed development will mean I need to take more trips by car. Same for plenty of other folks in the neighborhood who will have to drive more (if they're even able to drive).

Please don't kill our neighborhood by turning it into a food desert just because it's already an under-served community that isn't politically engaged enough to resist. The Sunnyvale neighborhood with probably the highest percentage of non-white and low-income residents in all of Sunnyvale.

I understand the desire for higher-density housing but it should be restricted to real transportation hubs such as downtown Sunnyvale near where the bus lines converge at the Caltrain station, where there's plenty of local services within walking distance. There's no point in building high density away from any services. The idea that Lakewood Village is well served by public transit is nonsense; it's more than a half mile of walking to a light rail stop that is only useful to a small number of people. According to google maps, for a trip to the Caltrain station at Castro St (the lightrail terminus), it would take 47 minutes walk/rail, while driving would take just 11 minutes. It's hard to pretend any residents of the new development aren't just going to drive everywhere. For sure they won't be walking to the old grocery store because it won't exist anymore.

What happened to all the talk about 15-minute, mixed-use, walkable cities, reduced traffic, integrated transit, local jobs?

Was all that just a distraction while the planners destroy our old neighborhood?

Please reject this outrageous proposal which is ill-conceived and unfair to the current residents. It's 2025, high time to do proper mixed-use development appropriate to each individual location, while minimizing traffic impact.

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Martin