

From: [Alka Sethi](#)
To: [PlanningCommission AP](#)
Cc: [Council AnswerPoint](#); [Margaret Netto](#)
Subject: Fair Oaks Plaza Redevelopment – Study Session Comments (929 E Duane Ave)
Date: Friday, April 17, 2026 9:04:29 PM

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

Dear Chair and Members of the Planning Commission,

I am writing ahead of the April 27 study session on the proposed redevelopment of Fair Oaks Plaza at 929 E Duane Avenue (Hacienda Village).

This proposal would replace a functioning neighborhood serving retail center with primarily housing and limited commercial space, fundamentally changing how the site serves the surrounding community. Today, Fair Oaks Plaza provides essential access to goods and services, including food, in an area that already has limited nearby options. For many residents in North Sunnyvale and the San Miguel neighborhood, it is part of daily life.

Key concerns include:

- Loss of grocery and essential services
- Consistency with General Plan Housing Element Policy HE-6.3, which calls for real access to goods and services, not just physical connectivity
- Equity impacts in a part of the city with fewer nearby resources
- Displacement of existing small businesses

This is also a health and safety issue. Reduced access to basic needs forces residents to travel farther, often along routes that are not always safe or convenient, affecting daily well being. In addition, environmental conditions on the site, including soil contamination, require careful review to ensure long term safety.

More than 80 residents attended a recent outreach meeting and raised these concerns directly. A community led petition, “Prioritize Community Needs: Protect North Sunnyvale from Becoming a Food Desert,” is also approaching 3,500 signatures and continues to grow: <https://c.org/8bBgVRYZyk>

While I recognize that state laws such as SB 330 limit the City’s ability to deny housing projects, the Commission plays a critical role in shaping outcomes, including ensuring consistency with the General Plan and meaningful access to essential services.

Adding housing should not come at the expense of access to essential services. I respectfully urge the Commission to ensure this project maintains that access as it moves forward.

Thank you for your time and consideration.

Sincerely,
Alka Patel Sethi
San Miguel Resident

From: [Himanshu Sethi](#)
To: [PlanningCommission AP](#); [Planning AP](#); [Margaret Netto](#)
Cc: [Deanna Gonzales](#); [Alka Sethi](#); [Lenora Erlich](#); [P Harvey](#); [Sandy Fan](#)
Subject: Fair Oaks Plaza Study Session: Request for Public Health, Fresh Food Access, and Grocery Replacement Analysis
Date: Friday, April 24, 2026 6:16:10 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 Commissioners,

I am writing regarding the upcoming April 27 study session for the proposed redevelopment of **911 E. Duane Avenue, Fair Oaks Plaza, PLNG 2024 0083.**

Based on the staff presentation, the proposal includes 67 residential units and 18,535 square feet of retail, including the retained 2,900 square foot Speedy's Tacos building and a new 15,635 square foot two story retail building. The same presentation identifies the existing site as a 58,700 square foot single story retail building, plus the standalone 2,900 square foot Speedy's Tacos building.

This represents a major reduction in neighborhood serving retail at a site that currently provides grocery access and daily needs services for North Sunnyvale, an area with a significant population of lower income residents, seniors, disabled residents, and families who rely on nearby access to food and essential services.

I respectfully ask the Planning Commission to evaluate this project through the lens of **public welfare, public health, fresh food access, neighborhood serving retail, walkability, and equity**, not only architecture, site planning, concessions, and waivers. The impacts of losing a grocery serving retail center would not fall evenly. They would fall hardest on lower income residents, seniors, disabled residents, renters, workers, and families who may have fewer transportation options and fewer practical alternatives for meeting daily needs.

Sunnyvale's own Village Center history supports this broader review. The City created the Village Center concept to provide walkable, neighborhood serving commercial uses, but did not adopt Village Center specific objective standards before SB 330 and the Housing Crisis Act constrained local discretion. By the time the Fair Oaks Plaza application was filed in February 2024, the City was still operating under the older Village Mixed Use framework.

That history matters because the City later acted quickly to close this gap. In June and July 2025, the City adopted the Village Center Master Plan and an urgency ordinance to create stronger zoning and retail preservation standards for future applications. Staff explained that the plan was intended to retain as much existing neighborhood serving commercial and retail space as possible and avoid all residential redevelopment outcomes.

The City's own actions show that loss of Village Center retail is not a minor design issue. The urgency ordinance was adopted because the City recognized that allowing Village Center sites to redevelop without required retail or commercial space could implicate **public welfare and health**. That finding should guide the Commission's review here.

For Fair Oaks Plaza, the key question should not be whether some commercial square footage

remains on paper. The question should be whether the proposed retail replacement preserves the site's existing grocery serving function in a way that is **comparable in both size and function**.

Several adopted policies and state law principles support this review:

- * **General Plan Policy LT 8.3** supports enabling the availability of fresh food in the community.
- * **General Plan Policy LT 12.8** supports providing quality neighborhood, community, and regional retail centers and uses to meet residents' needs.
- * **General Plan Policy LT 13.5** supports convenient neighborhood serving commercial centers that reduce automobile dependency and contribute positively to neighborhood character.
- * **General Plan Policy HE 6.3** supports safe pedestrian, bike, and transit linkages between residences and goods and services.
- * **SB 1000 environmental justice principles** recognize equitable access to healthy food and meaningful public engagement as legitimate General Plan and land use concerns.
- * **California Labor Code Section 2502** defines a grocery establishment as a retail store over 15,000 square feet that primarily sells household foodstuffs for offsite consumption, including fresh produce, meats, dairy, dry goods, canned foods, baked foods, and prepared foods. While this is not a zoning standard, it reinforces that grocery scale and function matter when evaluating whether replacement retail can meaningfully preserve grocery access.

For these reasons, I respectfully request that the Planning Commission ask staff and the applicant to provide a specific grocery replacement analysis addressing:

- * Whether the proposed retail can support a fresh food or grocery use that is **comparable in size and function** to the existing grocery serving role of Fair Oaks Plaza.
- * Whether the proposed layout, loading, parking, utilities, refrigeration capacity, storage, and two story configuration can realistically support grocery operations.
- * Whether the project preserves meaningful access to fresh food and daily needs retail in a part of Sunnyvale that already has limited retail options.
- * Whether the reduction in grocery serving retail would create or worsen an equity impact for North Sunnyvale residents, including seniors, renters, lower income households, workers, families, and residents with limited transportation options.

Staff's presentation acknowledges that community outreach participants raised concerns including **lack of grocery store, job loss, housing retail imbalance, environmental impacts, walkability, parking, and traffic**. However, the feedback requested from the Commission appears focused on **project design and site planning, design details, and concessions or waivers**.

That scope is too narrow for a site that functions as a Village Center and daily needs retail hub. The Commission should direct staff to evaluate whether this redevelopment preserves meaningful fresh food access and neighborhood serving retail, not simply whether some commercial square footage remains.

Thank you for your consideration.

Sincerely,
Himanshu

From: [Gigi Wongelsrud](#)
To: [PlanningCommission AP](#)
Subject: Comment for Monday 4/27 Planning Commission Meeting: Fair Oaks Plaza
Date: Sunday, April 26, 2026 9:51:09 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,

My spouse and I live in the San Miguel neighborhood, and Fair Oaks Plaza is an important local resource for us. We can get groceries and go out to nice restaurants without needing to drive downtown or across 101 or Lawrence Expressway. Our quality of life in North Sunnyvale is significantly enhanced by the existence of walkable, accessible, and practical retail spots like Taj Mahal Market and California Momo Kitchen. The removal or even reduction of this retail plaza would isolate us further from our local community and incentivize us to drive farther for our basic needs, costing us time and money and increasing car traffic.

We would love to see Fair Oaks Plaza revitalized, but without a prioritization of retail, any building plan won't be a revitalization, as it will remove our social centers even further from our homes.

Gigi Wongelsrud
Sunnyvale Resident
Arcadia Terrace, Compass Place

From: [Christina O'Guinn](#)
To: [PlanningCommission AP](#)
Subject: Fwd: Request to Ensure Viable Grocery Space at VC 5 (Fair Oaks Plaza/929 Duane)
Date: Monday, April 27, 2026 9:06:24 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 application for VC 5 (Fair Oaks Plaza/ 929 Duane), I respectfully urge you to require inclusion of a retail space that is truly viable for a grocery store or fresh market—one large enough to serve the significant influx of new residents in an area that already lacks grocery stores.

I support new housing; though I wish this applicant included higher density and more BMR housing. That said, we need **a balance of essential retail alongside housing** to support the huge growth of residents--especially in a location the city designated as a walkable Village Center!

I attended the April 9, 2026 outreach meeting and appreciate the applicant's effort to retain some existing tenants, including a proposed 3,000-square-foot market. However, the proposed market size is insufficient to meet our growing community's needs.

A larger, functional market space is essential to ensuring walkable access to fresh food for San Miguel residents and should be a core component of any Village Center. This part of the city has long lacked full-service grocery options, especially compared to areas south of Caltrain. Many low-income residents and seniors currently rely on the existing 27,000-square-foot Taj Mahal market for fresh, healthy staples such as produce, dairy, baked goods, and meat. Losing a walkable, full-service market at this site would be a major setback for the community.

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

- **Adequate space:** While replicating a 27,000-square-foot store may not be feasible, a minimum of 9,000–10,000 square feet would better support a range of fresh staples in addition to the unique ethnic foods that family-run markets often provide.
- **Truck loading access:** A lack of properly zoned sites with adequate loading areas has been a major barrier to attracting grocery stores in North Sunnyvale. Designing for this upfront is critical.
- **Refrigeration infrastructure:** Fresh markets depend on significant refrigeration capacity. Current tenants have reported investing over \$100,000 in refrigeration alone, highlighting the importance of designing spaces that can accommodate these systems.

While the City cannot control which tenants ultimately lease these spaces, it can ensure that the site is designed to support a viable grocery or fresh market. Without these considerations,

future fresh food providers may be excluded by default.

I appreciate the Commission's continued efforts to support North Sunnyvale residents. In particular, thank you for advocating for additional commercial zoning in the revised Village Center Master Plan. Although those recommendations were not fully adopted and do not apply to this application, I am grateful for your ongoing commitment to ensuring that each North Sunnyvale Village Center includes space capable of supporting a full-range 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.

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

From: [Planning AP](#)
To: [PlanningCommission AP](#)
Subject: Fw: April 9th FairOaks Plaza Outreach Meeting Recording
Date: Monday, April 27, 2026 10:50:20 AM
Attachments: [drive_2020q4_32dp.png](#)

Hi Guia,

Hopefully it is all visible below.

Thanks,

PETER DANG

Staff Office Assistant

Community Development Department
City of Sunnyvale
Phone: 408-730-7453

* **The Sunnyvale Planning Division continues to provide virtual services, such as [electronic permit submittals](#) and 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: Himanshu Sethi <[REDACTED]>
Sent: Sunday, April 26, 2026 10:15 PM
To: Charlsie Chang <ChangCouncil@sunnyvale.ca.gov>; Murali Srinivasan <SrinivasanCouncil@sunnyvale.ca.gov>; Larry Klein <mayorklein@sunnyvale.ca.gov>; Eileen Le <LeCouncil@sunnyvale.ca.gov>; Linda Sell <SellCouncil@sunnyvale.ca.gov>; Alysa Cisneros <CisnerosCouncil@sunnyvale.ca.gov>; Richard Mehlinger <MehlingerCouncil@sunnyvale.ca.gov>; Planning AP <planning@sunnyvale.ca.gov>
Subject: April 9th FairOaks Plaza Outreach Meeting Recording

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

Dear Councilmembers and Planning Commissioners,

I wanted to share my recording from the April 9 Fair Oaks Plaza community outreach meeting:



drive.google.com

The video shows how engaged residents were and how crowded the room was. It reflects the deep community concern about losing essential grocery and neighborhood serving retail in North Sunnyvale.

I hope the City and Planning Commission will take our community's concerns seriously as the Fair Oaks Plaza proposal comes before you.

Thank you,
Himanshu

From: [Himanshu Sethi](#)
To: [Council AnswerPoint](#); [Planning AP](#); [PlanningCommission AP](#)
Cc: [Deanna Gonzales](#); [Alka Sethi](#); [Lenora Erlich](#); [P Harvey](#); [Sandy Fan](#)
Subject: Formal Submission of North Sunnyvale Community Petition on Neighborhood Serving Retail and Grocery Access
Date: Friday, April 24, 2026 5:27:13 PM

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

Dear Mayor, Councilmembers, and Planning Commissioners,

I am writing to formally submit the community's Change.org petition, "**Prioritize Community Needs: Protect North Sunnyvale from Becoming a Food Desert**," regarding the loss of neighborhood serving retail and grocery access in North Sunnyvale Village Center redevelopments, including:

- * **Fair Oaks Plaza, 911 E. Duane Avenue**
- * **Lakewood Shopping Center / Village Center 6, 1119–1163 Lawrence Expressway and 1037 Lakehaven Drive**

Petition link: <https://c.org/8bBgVRYZyk>

The petition has **close to 3,500 signatures** and continues to grow. **67% of supporters come from the 94085, 94086, and 94089 ZIP codes**, showing that this concern is concentrated in the North Sunnyvale neighborhoods most directly affected by these redevelopment decisions.

The petition reflects a broader concern about the loss of neighborhood serving retail, including restaurants, small businesses, culturally relevant goods, and daily needs services. Within that broader concern, **grocery access is the most urgent equity issue** because it directly affects food access, walkability, health, and daily quality of life.

The issue is not whether housing should be built. The issue is whether redevelopment should remove essential neighborhood serving retail, especially grocery access, **without a grocery replacement that is both functionally equivalent and comparable in size**.

Fair Oaks Plaza and Lakewood are not interchangeable with small token retail spaces. They serve daily needs for nearby residents. Any proposed replacement should be evaluated based on whether it can realistically preserve that function, including size, layout, loading, parking, utilities, food storage capacity, and operational viability.

We respectfully request that the City:

- * Enter this petition and its supporting data into the public record for Fair Oaks Plaza, Lakewood Shopping Center, and related North Sunnyvale Village Center redevelopment actions.
- * Include the petition in relevant staff reports, Planning Commission materials, and Council materials.
- * Require an analysis of neighborhood serving retail and grocery replacement before irreversible approvals are granted.
- * Evaluate whether any proposed grocery replacement is functionally adequate and comparable in size, not simply whether commercial square footage exists on paper.
- * Defer irreversible approvals until the City has identified a grocery replacement that is both

functionally equivalent and comparable in size.

This petition reflects a clear request that North Sunnyvale redevelopment strengthen the community rather than permanently reduce access to essential retail, grocery access, and daily needs services.

Thank you for ensuring this petition is made part of the public record and fully considered.

Sincerely,
Himanshu

From: [Shawn Wolfe](#)
To: [PlanningCommission AP](#)
Subject: Village Center 5 development
Date: Monday, April 27, 2026 2:59:12 PM

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 Commission,

I respectfully request that you do whatever you can to maximize retail space as part of your review of the application for redevelopment at Fair Oaks Plaza/Village Center 5 (VC5) on Duane Avenue. I understand that the City has already had discussions with the developer and have persuaded him to increase retail at the site, for which I am grateful. However, it still represents a rather steep loss of nearby retail for our community, in particular the loss of the grocery and restaurants. This is a step backwards and not consistent with Sunnyvale's commitment to a livable, walkable community. The loss of nearby retail will force residents to drive more and drive farther, worsening traffic that will be further exacerbated by the influx of new residents.

I would like to live in a community that is getting better, not one that leaves me wistfully recalling better days gone by. We all recognize the need for more housing, but as I understand Sunnyvale's vision that can be done without a loss of retail, by putting retail on the bottom and residences above that. Indeed, we have seen that in other parts of Sunnyvale where it seems quite successful. We would like our neighborhood to be a part of this pro-housing future vision, and not a neglected anomaly in Sunnyvale.

Thank you
Shawn Wolfe
Sunnyvale resident since 1997