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To: [CDD-Admin AP](#)
Subject: Resident Feedback: Village Center Retail Incentive
Date: Tuesday, March 4, 2025 1:53:11 PM

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Hi Trudi,

I am a resident who lives near Duane and was unable to attend the 2/24 planning commission meeting, but received a flyer and watched the video of the meeting.

I really appreciate your advocating for retail retention in North Sunnyvale and I wanted to share my feedback on the proposed incentive for developers to do so. I can also try to attend on 3/18, if there will be another opportunity for the public to speak?

We have lived near the Duane center for 25 years, and are regular patrons to the Taj Mahal grocery. I want to thank Trudi and city staff for recognizing the fact that North Sunnyvale has long been a food desert. For decades we have asked why we can't have a major grocery store in our neighborhood and been told that we would need a site where deliveries could easily be made by large trucks. I appreciate that you are trying to incentivize developers to maintain retail at Duane and Lakehaven, but honestly, if you are not specifically incentivizing a larger footprint grocery store that sells healthy produce and other staples, I worry that North Sunnyvale will lose yet another source of healthy, affordable food. Taj Mahal is a well-stocked grocery, where neighbors who don't have cars can walk to get healthy, affordable food. That is not going to be true for small retail shops and restaurants, so I'm wondering how you might specifically incentivize a larger grocery store and give preference to existing businesses like Taj Mahal?

Thank you for advocating for us and for the opportunity to provide feedback!
Christina O'Guinn