

From: [Jane Yao](#)
To: [Meha Patel](#)
Cc: [REDACTED]
Subject: Concern Regarding Proposed Development at 860 Civic Center Drive – Loss of Light, Privacy, and Neighborhood Compatibility
Date: Saturday, January 24, 2026 6:20:57 PM

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Dear Ms. Patel,

I am a homeowner immediately adjacent to the proposed development at **860/858 Civic Center Drive and 1526 Alviso Street**. I am writing to formally express serious concerns regarding the project's **height, massing, and proximity to my home**, and to request further review and study before the project proceeds.

Based on the materials distributed for the upcoming outreach meeting, the proposed multi-family buildings appear to be **significantly taller and much closer to my property than existing development in the surrounding neighborhood**. As currently designed, this project would **block the south-facing windows of my home**, resulting in a substantial loss of natural light, privacy, and overall habitability. This impact would be permanent and severe.

I respectfully request clarification and documentation on the following items:

1. Zoning and Development Standards

- o The zoning designation for the project site
- o Maximum allowed building height and floor-area ratio
- o Required side and rear setbacks adjacent to existing single-family residences
- o Any variances, waivers, or density/height bonuses being requested

2. Shadow and Privacy Impacts

- o Whether a **shadow/shading study** has been prepared to evaluate loss of sunlight to adjacent properties
- o Whether a **privacy analysis** has been conducted for upper-story windows facing neighboring homes

3. Neighborhood Compatibility

- o How the project addresses the **abrupt transition in scale and massing** between multi-family buildings and adjacent lower-density residential uses
- o What buffering measures (step-backs, increased setbacks, window placement restrictions, or landscaping) are being considered to mitigate impacts on neighboring homes

While I understand the City's housing goals, development must still comply with objective standards and be compatible with surrounding residential uses. The current proposal appears inconsistent with these principles and warrants further modification.

I respectfully request that:

- These concerns be formally entered into the project record
- Additional studies be completed and shared with affected neighbors

- I be notified of all upcoming Planning Commission hearings and opportunities for public comment related to this project

Thank you for your time and attention. I look forward to your response and to participating constructively in the review process.

Sincerely,

Jane Yao

1530 Alviso Street

Santa Clara, CA 95050

From: [michael fisher](#)
To: mpatel@santacruz.gov; [Planning](#); [HistoricalLandmarksCommission](#)
Cc: [REDACTED]
Subject: PLN24-00533: 860, 868 Civic Center Drive and 1526 Alviso Street
Date: Tuesday, May 19, 2026 9:41:53 PM

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Meha Patel – greetings. I am a neighbor to the proposed development PLN24-00533: 860, 868 Civic Center Drive and 1526 Alviso Street.

My address is 820 Civic Center Drive.

I have also included neighbors from 1530 Alviso Street [REDACTED] and 830 Civic Center Drive here [REDACTED] cc'd here.

Some thoughts:

1. We would like to be included in any updates and current plans for this development
2. I have not heard of any new updates since a volunteer meeting (not official City meeting – so the neighborhood really did not take action to mobilize) that was very preliminary late last year (2025).
3. I would like to see a tasteful development built. I do have a few concerns.
4. City planning did not allow 4 stories when the neighborhood began to build out in 2014-2019 with the Alviso Street Townhouses (Between Civic Center and ECR) and the Mission Estates development (the development surrounding 820 Civic Center Drive).
5. City planning demanded back then that the developments were tastefully respectful of the historically significant house (my current residence at 820 Civic Center Drive).
6. The development referenced above proposed in late 2025 was not respectful of this historical aesthetic.
7. Also, there were balconies that were “looking over” some of these neighbors in an awkward and privacy violating manner.
8. When I spoke to some neighbors, they were concerned they might have to move away.
9. The following elements should be addressed:
 - a. The massing mismatch to the neighborhood
 - b. privacy violating elements should be addressed,
 - c. along with encouraging a respectful nod to the historically significant

elements of the neighborhood that we worked hard to contribute to 2014-2018.

I look forward to engaging with the planning and design process.

Looking forward to taking to City staff.

Regards,

Michael Fisher

