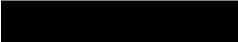


**From:** [Susan Kankel](#)  
**To:** [PublicComment](#)  
**Subject:** 200 Prospect Avenue  
**Date:** Tuesday, August 4, 2020 2:40:49 PM

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Council,

The new owner and developer of 200 Prospect is installing a major rental project in the Friendly Hill neighborhood of Los Gatos, which is zoned for single residential use. They have applied for minimal building permits related to updating a bathroom and kitchen but no other renovations. We neighbors have watched them gut and rebuild the cabins, previously not up to current code, pouring new driveways and hardscape surrounding the existing pool. The entire project has escaped typical Town oversight and with it, associated revenue. Further, there has been almost no communication to the surrounding neighbors. The nuns used the property as an organization representing a single residence for a few Sisters. As recently as yesterday the developer confirmed there plans to develop the property for use with at least 14 separate rental units. This includes renting both of the houses, 3 of the non-conforming cabins which sit on or inches from neighboring property lines, and the 9 room former “dormitory building”, used for occasional guests. What is the basis for the town allowing this use? Is the developer relying on a temporary use permit? Or, did the developer apply for a new permit? We are requesting the Town hold the Developer to requirements for change of use under R-1-20 zoning or at least hold a hearing on the matter.

**Susan Kankel**  


**From:** [Eden Manseau](#)  
**To:** [PublicComment](#)  
**Subject:** Public Comment Item #Verbal Communications – Non Agenda Item  
**Date:** Tuesday, August 4, 2020 1:41:25 PM

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Hello,

As Los Gatos residents residing at [REDACTED] in the Friendly Hill neighborhood, we are concerned about the current high volume of traffic traversing both Reservoir Road, Kimble Ave, Cleland Ave and College Ave. Not only has the Sister's Court development brought an influx of residential, construction, service and delivery traffic, there is also the issue of shift workers from the Novitiate using Reservoir Road to arrive on time for work. In addition to increased car traffic, there is also increased pedestrian traffic on streets that are steep, narrow and without sidewalks in our neighborhood. We understand that a Developer is planning to install multiple rental units that may further add to the already increasing traffic. Has a traffic impact study been required of the developer? If not, can the Town consider implementing this requirement?

Thank you for your consideration,

Eden & Rex Manseau

**From:** [Lani Harr](#)  
**To:** [PublicComment](#)  
**Subject:** Public Comment Item #Verbal Communications – Non Agenda Item  
**Date:** Tuesday, August 4, 2020 3:31:02 PM

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Our family has lived in Los Gatos for 11 years, 9 of which have been as homeowners at [REDACTED]  
[REDACTED] We are deeply concerned about the proposed development plan at 200 Prospect that would allow for multiple (14) rental units at that property. Not only could this development impact the value of our homes, but by bringing multiple renters to this property there will be additional vehicle traffic adding to what is already an unsafe street for our children and neighbors to walk/bike. We are asking the Town Council and staff to review this matter and rule against allowing the owners of 200 Prospect to rent individual structures on the property to separate parties.

Sincerely,

Lani and Patrick Harr

[REDACTED]  
[REDACTED]  
[REDACTED]