



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/22/2026

ITEM NO: 3

ADDENDUM 2

DATE: April 21, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. **Located at 16769 Farley Road.** APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: West Valley Muslim Association, Osmar Ghafoor, President. Applicant: Razi Mohiuddin. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 29 includes additional public comments received between 3:01 p.m., Monday, April 20, 2026, and 3:00 p.m., Tuesday, April 21, 2026

EXHIBITS:

Previously Received with the March 25, 2026, Staff Report:

1. Location Map
2. Draft Resolution Making the Required Findings and Approving the Application Subject to the Conditionals of Approval (Included as Attachment A)
3. Conditional Use Permit U-89-11
4. Conditional Use Permit U-20-001; March 11, 2020, Planning Commission Staff Report; and March 11, 2020, Planning Commission Minutes
5. Letter of Justification
6. Neighborhood Outreach
7. Noise Analysis
8. Site Map
9. Applicant's Response to Public Comments Regarding Noise
10. Additional Information from the Applicant
11. Public Comments Received by 11:00 a.m., Friday, March 20, 2026, with Attachment A, Videos Provided as Part of Public Comments

PREPARED BY: Jocelyn Shoopman
Senior Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

Previously Received with the March 23, 2026, Addendum Report:

12. Public Comments Received Between 3:01 p.m., Friday, March 20, 2026, and 3:00 p.m., Monday, March 23, 2026

Previously Received with the March 24, 2026, Addendum Report 2:

13. Public Comments Received Between 3:01 p.m., Monday, March 23, 2026, and 3:00 p.m., Tuesday, March 24, 2026

Previously Received with the March 25, 2026, Desk Item Report:

14. Supplemental Information from the Applicant
15. Letter from the Applicant's Legal Counsel
16. Public Comments Received Between 3:01 p.m., Tuesday, March 24, 2026, and 11:00 a.m., Wednesday, March 25, 2026

Previously Received with the March 31, 2026, Staff Report:

17. Public Comments Received Between 11:01 a.m., Wednesday, March 25, 2026, and 3:00 p.m., Friday, March 27, 2026

Previously Received with the March 30, 2026, Addendum Report:

18. Public Comments Received Between 3:01 p.m., Friday, March 27, 2026, and 3:00 p.m., Monday, March 30, 2026

Previously Received with the March 31, 2026, Desk Item Report:

19. Additional Information from the Applicant's Legal Counsel
20. Supplemental Information from the Applicant's Noise Consultant
21. Applicant's Neighborhood Outreach
22. Applicant's Response to Public Comments
23. Public Comments Received Between 3:01 p.m., Monday, March 30, 2026, and 11:00 a.m., Tuesday, March 31, 2026

Previously Received with the April 22, 2026, Staff Report:

24. Applicant's Response to Neighborhood Group Meeting
25. Neighborhood Group's Response to Meeting with the Applicant
26. Public Comments Received Between 3:01 p.m., Tuesday, March 31, 2026, and 3:00 p.m., Friday, April 17, 2026

Previously Received with the April 20, 2026, Addendum Report:

27. Additional Information from the Neighborhood Group
28. Public Comments Received Between 3:01 p.m., Friday, April 17, 2026, and 3:00 p.m., Monday, April 20, 2026

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SUBJECT: 16769 Farley Road/U-24-010

DATE: April 21, 2026

Received with this Addendum 2 Report:

29. Public Comments Received Between 3:01 p.m., Monday, April 20, 2026, and 3:00 p.m.,
Tuesday, April 21, 2026

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From: Hongzhi Zhao <[REDACTED]>
Sent: Tuesday, April 21, 2026 1:47 PM
To: Planning <Planning@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA CUP Modification U-24-010 (16769 Farley Road)

Dear Planning Committee:

I am writing to you to express my concerns about the City's draft of modified CUP for WVMA. It is about the vehicle noise impact between 10:00pm - 6:00am.

- The WVMA property located on Farley Road, along with its surrounding area, is designated as an R1 Residential Zone. The tranquil residential environment of this zone—particularly during the designated sleeping hours of 10:00 PM to 6:00 AM—is protected by the City's Noise Ordinance:

16.20.010 Curfew Noise Disturbance.

16.20.015 Exterior Noise Level for Residential Zones.

16.20.030 Public Property Noise Level

- Since 2024, due to a surge in traffic volume resulting from WVMA-related activities, residents living on Farley Road and in the vicinity of the WVMA property have been subjected to persistent vehicular noise disturbances during the hours of 10:00 PM to 6:00 AM.
- The distance between residents' homes and Farley Road is approximately 40 feet; similarly, the distance between residents' homes and the WVMA driveway and parking lot is also approximately 40 feet.

At a distance of 40 feet from a road with traffic moving at 25 mph, one can expect a moderate to high level of noise, likely in the range of 55–65+ dBA.

A vehicle starting its engine typically produces a noise level in the range of 50 to 70 dBA when measured 40 feet (approx. 12 meters) away, depending on the engine type and acceleration. A car door slamming is generally estimated at around 100 dB to 118 dB at the source. Based on standard sound propagation calculations, a car door slam measured at 40 feet away is typically in the range of 70 to 80 dBA.

Under relevant California state laws, the maximum permissible limit for vehicular noise is 95 dBA.

The aforementioned publicly available data aligns with the actual noise measurements I previously submitted to the City Planning Commission. The noise levels generated by the aforementioned vehicles far exceed the peak noise limits applicable to residential areas—specifically, during the hours of 10:00 PM to 6:00 AM, the peak noise limit is set at 49 dBA on weekends and 54 dBA on weekdays.

- We have been unable to locate any official municipal documents demonstrating that the "Jehovah's Witnesses" (JW) were ever granted approval for a Conditional Use Permit (CUP) authorizing operations to commence prior to 7:00 AM. In its 2020 amended CUP application, WVMA did not request an operating schedule beginning earlier than 7:00 AM. The WVMA requested only that its operating hours be extended from 10:00 PM to 11:00 PM during the month of Ramadan. In its assessment of this amendment, the City of Los Gatos noted that, during Ramadan, it was anticipated that "10 to 25 members using the facility until 11:00 PM."

The City of Los Gatos did not have accurate information to assess the impact that the intensified noise—resulting from the increased volume of vehicles (exceeding 200) between the hours of 10:00 PM and 6:00 AM—would have on the sleep, health, and well-being of surrounding residents.

- In the proposed draft of WVMA modified CUP that only “Amplified outdoor sound “ not allowed by 16.20.015 is clearly stated. There are no conditions that clearly state that vehicle related noise on WVMA parking lots, the driving vehicle noise on WVMA driveways and on Farley Roads must not violate Noise ordinance 16.20.015, and 16.20.030 , and 16.20.010 the Curfew Noise Disturbance without exemption of 16.20.010 (b)(2) “Are not necessary in connection with an activity which is otherwise lawfully conducted.”
- In the draft of CUP 13. Noise Mitigation a. Noise Standard

“All activities shall comply with the Town’s Noise Ordinance residential standard in effect at the time of the activity measured at the property line during 10:00 p.m. – 8:00am.”

It is not clear if the vehicle related noise is included in “All activities”.

“Measured at the property line during 10:00pm-8:00am”. Several ambiguities currently exist: Who is responsible for conducting these measurements? When exactly should the measurements take place (does this imply that measurements are required every night between 10:00 PM and 8:00 AM)? Where, specifically, are the measurements to be taken (does this necessitate the installation of a sound level meter adjacent to every residential property)? It must be recognized that the primary source of noise is vehicular traffic; vehicular noise is transient in nature—occurring intermittently as vehicles arrive and depart—and its intensity and characteristics vary depending on the specific vehicle model and the driver's operating style.

- In summary, we oppose the current draft CUP because it fails to protect surrounding residents from the vehicular noise disturbances generated by WVMA-related activities between the hours of 10:00 PM and 6:00 AM. We request that the City Council conduct a comprehensive assessment of the impact these activities have on residents' health, well-being, and road safety during this specific timeframe before rendering a final decision.

Regards,
Hongzhi Zhao



From: Farley Road Neighborhood Coalition <[REDACTED]>

Sent: Tuesday, April 21, 2026 9:05 AM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>

Cc: Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Subject: Clarification Request: CUP Modification for 16769 Farley Road

To the Planning Commission and Town Staff:

I am writing to request clarification regarding the Conditional Use Permit (CUP) modification request for 16769 Farley Road.

A thorough review of this parcel's land-use history reveals that no prior CUP has authorized operations during the Town's designated quiet hours prior to 8:00 AM.

While this proposal has been characterized as a "minor" modification, the technical data suggests a significant intensification of use that constitutes a substantial departure from the 2020 CUP.

Substantial Intensification of Use

- Moving the start time to 4:00 AM adds four hours of pre-dawn activity.
- When combined with the proposed CUP modification for evening hours extension, the result is a total increase of five operational hours daily—a 21% expansion of the facility's daily footprint. These hours fall within the nighttime noise-sensitive window (10:00 PM – 7:00 AM) defined by CEQA, and directly overlap with the Town's own quiet hour protections (ending at 8:00 AM), we believe a formal environmental review is necessary to evaluate the impacts of noise, pre-dawn traffic safety, and light pollution on surrounding residents.

Request for Clarification

To ensure a transparent and equitable process, I respectfully request clarification on the following:

- **Threshold for Modification:** What specific metrics does the Town use to distinguish a "Minor" from a "Major" modification? Does a 21% increase in operational hours trigger a requirement for a comprehensive environmental impact study?
- **Independent Oversight:** The private study provided by the applicant left more questions than answers. Under CEQA Guidelines § 15064, the Town, as the Lead Agency, must exercise "independent judgment." How will the Town ensure the community can trust the data through an objective, neutral review?
- **Procedural Equity:** We understand public comment is closed for the 4/22 hearing. I would like to confirm that this restriction applies equally to the applicant. Will they be barred from presenting new testimony, presentation material or new data information unless directly responding to a Commission inquiry?

- Findings of Fact: Given the lack of precedent for pre-8:00 AM operations at this site, what specific "findings of fact" or "hardship" justify such a drastic departure from previous approvals?

We believe a thorough investigation is required to determine if this intensification is compatible with the neighborhood and supported by Town policy, prior to this being put to a vote by the Town Planning Commission

Thank you for your time and for protecting the integrity of our community.

Farley Road Neighborhood Coalition

From: [REDACTED] <[REDACTED]>

Sent: Monday, April 20, 2026 9:54 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>

Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Chris Constantin

<CConstantin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Subject: Public Comment, Item #3, (ANONYMOUS) PC Meeting 4/22/26 RE: Cost of Mediation=Applicant

SUBMITTING AS AN Anonymous LG Resident - Request that Town of Los Gatos Redact all personally identifiable information, including but not limited to name, email address, IP address

April 20, 2026

Dear Members of the Los Gatos Planning Commission,

We are deeply grateful for your dedication to serving our community, and we want to acknowledge the immense challenges and pressures you face while doing this vital work—thank you for your resilience and commitment.

During the March 31, 2026 Planning Commission, the action that was made and approved as a motion was for the two parties (Applicant and Neighborhood) to discuss the possibilities of mediation.

Town Attorney Gabrielle Whealan stated that the option would, "...give the Applicant and the neighborhood group an opportunity to look at options for a mediator, and how much it would cost and give further thought to whether they think mediation would be fruitful." The Planning Commission then motioned and agreed to include the follow up for the motion for the parties to share the possibilities of pursuing mediation or not, at a date certain of, April 22, 2026. We want to raise two areas for your consideration, prior to Wednesday's meeting.

First of all, several members of the Planning Commission pointed out key concerns that stand out: 1) Commissioner Stump, acknowledged the Farley Road Neighborhood is not a legal entity or party; 2) Commissioner Barnett said he sees the neighborhood's ability to pay as a challenge, and the neighbors do not have legal representation as a group; 3) Chair Burch raised the question of how to ensure a mediator is familiar with the very specific topics (i.e. RULIPA, and the religion); 4) and Commissioner Burnett raised her concerns about ensuring the process is fair and balanced, and that mediation would provide equal representation for the needs of the neighborhood and applicant.

Second, we respectfully disagree that the cost for a specialized mediator should be a shared financial responsibility between the Applicant and the tax paying homeowners and residents living in the Farley Road Neighborhood in the Town Of Los Gatos.

Since the Applicant explicitly called out, "We need the mediator to be familiar with things like Rulipa and also be familiar with the religion as well", and furthermore, the Town Attorney, Gabrielle Whelan pointed out that the more specialized a mediator is, the more expensive the mediator's will charge. Based on what we have seen, daily rates can be as much as \$12,000.00 a day. We strongly recommend the Applicant be solely responsible to pay for the cost.

To further underscore this point, one option outlined by the Town Attorney during the discussion, was framed as, since this is coming out of an application for a conditional use permit modification, while there is no legal requirement that the Applicant pay, it seems logical for the Applicant to pay since the applicant is asking for the CUP modification.

We know the Applicant is very keen to push the Planning Commission to make a decision as soon as possible, even as soon as April 22, 2026, but we do not believe that expediting approval rather than resolving incompatibilities is in the best interest for all involved.

It would be detrimental to rush a decision, versus working towards creating a long-term, well-balanced plan that would support a safe, healthy and harmonious neighborhood environment.

This is definitely a difficult item and we appreciate the Planning Commission's dedication to solve such a complex decision, and we are grateful for the opportunity to provide meaningful perspectives and personal experience to best represent the FRNC residents of the Town of Los Gatos.

Respectfully,

Anonymous, Farley Road Neighbor

From: Zayn Zaafran <[REDACTED]>
Sent: Monday, April 20, 2026 6:23 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [REDACTED] <[REDACTED]>
Subject: Proposed Community Solution to Neighbor Concerns (WVMA CUP)

Dear Ms. Shoopman,

My name is Zayn Zaafran. I am a former Assistant Senior Patrol Leader of Boy Scout Troop 399, and I am currently a student at the University of California, Davis, where I continue to hold a leadership role in my campus community — a path that I believe was shaped in large part by my years of involvement with WVMA and the values it instilled in me.

I had the honor of speaking before the Planning Commission at the March 25, 2026 hearing on the WVMA CUP modification application. I spoke then about what WVMA has meant to me personally — how it gave me a place to grow, to lead, and to serve. I wanted to follow up not just with words, but with action.

After the hearing, I learned that some of the immediate neighbors have raised concerns about vehicle headlights penetrating into their homes during evening and pre-dawn services. I heard this and I could not stop thinking about it. Rather than see this as an obstacle, I saw it as a problem worth solving.

So I designed one.

I am proposing a Scout-led community project: a series of mobile raised garden planters on rubber wheels (to minimize noise when being rolled out), constructed from cedar timber with blackout fabric backing and planted with tall ornamental grasses and native plants. These planters would be rolled into position during periods of higher facility usage — blocking headlight penetration at the source — and stored tidily out of the way at all other times. WVMA volunteers would manage the deployment and care of the planters. The plants themselves would provide natural sound absorption as well as a visual screen.

The design achieves several things simultaneously:

- It directly addresses the headlight concern raised by neighbors
- It beautifies the facility and neighborhood
- It is entirely reversible and non-permanent, requiring no construction permits
- It is maintained by community volunteers who take genuine pride in the neighborhood
- It demonstrates that solutions to neighbor concerns can come from the community itself

I recognise that the Planning Commission is being asked to weigh many competing interests in this matter. I simply want to offer this: WVMA is not an organization that waits to be told what to do. It is a community that produces young people who see a problem and build a solution. I learned that there, and I am still living it.

I would be grateful if this letter and the attached image of the proposed planter design could be included in the record for the April 22, 2026 continued hearing. I remain available to answer any questions.

Respectfully submitted,

Zayn Zaafran
Student, University of California, Davis
Former Assistant Senior Patrol Leader, Boy Scout Troop 399
Former Member of the WVMA Youth Committee

