



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/13/2026

ITEM NO: 5

DESK ITEM

DATE: May 13, 2026

TO: Planning Commission

FROM: Gabrielle Whelan, Town Attorney

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:

In response to public comments received after the April 22, 2026, Planning Commission meeting, staff is providing alternative conditions of approval for consideration by the Planning Commission. Redlined and clean versions of the alternative conditions of approval are attached as Exhibit 41 and Attachment A of Exhibit 40, respectively.

With regard to the conditions of approval, the following changes are proposed by Town staff:

1. Condition #7: Require three years of compliance reviews instead of perpetual annual compliance reviews.
2. Conditions #12(b) and 14: Remove limit on number of vehicles because the Town cannot enforce a "no parking" requirement on public streets under current conditions.
3. Condition #15: State that extended parking lot exit time is for worship services only and not for other activities.
4. Condition #18: Specify that food vendors are to be located at least 20 feet from the property line.
5. Condition #21: Reference the Town's noise ordinance with regard to amplification, which allows amplification by special permit, rather than prohibiting amplification altogether.
6. Condition #26: Specify what future parking lot conditions will need to be repaired.
7. Condition #28: Give the applicant several options for mitigating light and sound at the property line – plantings, fencing, or screens.

PREPARED BY: Bridgette Falconio
Administrative Technician

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

8. Condition #30: Require increased fence height only as sections of the existing fence are replaced.
9. Condition #33: Make it clear that the WVMA website need only list scheduled events and that, if one phone number is accessible by several WVMA representatives, only that phone number need be listed on the WVMA website. Require a monthly notice to membership of speed limit, etc., rather than a separate notice for each event.
10. Condition #34: Remove requirement that the applicant contact Santa Clara County Fire Department and Police Department as the intent was for staff to make those contacts.

In addition, an updated draft resolution approving the application is attached as Exhibit 40. Revised conditions of approval are included as Attachment A of Exhibit 40.

Also attached is comparison chart of approved Conditional Use Permits for similar uses, which is included as Exhibit 42.

Public comments received between 3:01 p.m., Tuesday, May 12, 2026, and 11:00 a.m., Wednesday, May 13, 2026, are included as Exhibit 43.

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

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

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SUBJECT: 16769 Farley Road/U-24-010

DATE: May 13, 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 27, 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

Previously Received with the April 21, 2026, 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

Previously Received with the April 22, 2026, Desk Item Report:

- 30. Supplemental Information from the Applicant

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SUBJECT: 16769 Farley Road/U-24-010

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- 31. Additional Information from the Applicant's Legal Counsel
- 32. Commissioner Comments
- 33. Public Comments Received Between 3:01 p.m., Tuesday, April 21, 2026, and 11:00 a.m., Wednesday, April 22, 2026

Previously Received with the May 13, 2026, Staff Report:

- 34. Draft Resolution Making the Required Findings and Approving the Application Subject to the Modified Condition of Approval (Included as Attachment A)
- 35. Modified Conditions of Approval, Track Changes
- 36. Applicant's Response to the New Conditions of Approval
- 37. Public Comments Received Between 11:01 a.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026

Previously Received with the May 12, 2026, Addendum Report:

- 38. Corrected Modified Conditions of Approval, Track Changes
- 39. Public Comments Received Between 3:01 p.m., Friday, May 8, 2026, and 3:00 p.m., Tuesday, May 12, 2026

Received with this May 13, 2026, Desk Item Report:

- 40. Revised Draft Resolution Making the Required Findings and Approving the Application Subject to the Conditionals of Approval (Included as Attachment A)
- 41. Revised Conditions of Approval, Redlined
- 42. Comparison Chart of Approved Conditional Use Permits
- 43. Public Comments Received Between 3:01 p.m., Tuesday, May 12, 2026, and 11:00 a.m., Wednesday, May 13, 2026

RESOLUTION 2026-

**RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF LOS GATOS APPROVING CONDITIONAL USE PERMIT U-24-010
FOR A REQUEST 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.**

**PROPERTY LOCATION: 16769 FARLEY ROAD
APN 424-21-062**

**CONDITIONAL USE PERMIT APPLICATION: U-24-010
PROPERTY OWNER: WEST VALLEY MUSLIM ASSOCIATION,
OSMAR GHAFOOR, PRESIDENT
APPLICANT: RAZI MOHIUDDIN**

WHEREAS, the applicant requests approval to modify an existing Conditional Use Permit (CUP) to expand the hours of operation in an institution for religious observance (West Valley Muslim Association) on property located at 16769 Farley Road (Santa Clara County Assessor Parcel Number 424-21-062); and

WHEREAS, a CUP (U-89-11) was approved for this location on January 10, 1990; and

WHEREAS, the original CUP (U-89-11) authorized maintaining an existing church facility and allowed the improvement and expansion of an existing institution for religious observance facility with hours of operation that were not allowed to extend past 10:00 p.m.; and

WHEREAS, on March 11, 2020, the Planning Commission approved a modification to the original CUP (U-20-001); and

WHEREAS, the modified CUP (U-20-001) changed the hours of operation to allow for operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the month of Ramadan for religious services; and

WHEREAS, the applicant seeks a modification of the current CUP to expand the hours of operations to be: 1.5 hours before sunrise and to 10:30 p.m., seven days a week; and during the 30-day month of Ramadan, 1.5 hours before sunrise to 11:30 p.m., whenever the sunset is prior to 7:30 p.m., or until 12:00 a.m. whenever the sunset is after 7:30 p.m.; and

WHEREAS, in accordance with Town Code Section 29.20.200, modifications to CUPs are required under the following circumstances:

1. Intensification of use. Changes of use that will result in an increase of five (5) or more peak hour trips.
2. Commencement of new activities that could have a material adverse impact on the surrounding area.
3. Any change that is a substantial departure from plans which were the basis of the conditional use permit approval; and

WHEREAS, the project requires approval of a modification to an approved CUP because it will involve expanded hours of operation pursuant to Town Code Section 29.20.200; and

WHEREAS, on March 25, 2026, the Planning Commission held a public hearing, received testimony from the applicant and all interested persons who wished to testify or submit documents, and continued the item to a date certain of March 31, 2026; and

WHEREAS, on March 31, 2026, the Planning Commission held a public hearing, received testimony from the applicant and all interested persons who wished to testify or submit documents, and continued the item to a date certain of April 22, 2026; and

WHEREAS, on April 22, 2026, the Planning Commission held a public hearing, received testimony from the applicant and all interested persons who wished to testify or submit documents, and continued the item to a date certain of May 13, 2026; and

WHEREAS, on May 13, 2026, the Planning Commission held a public hearing and reviewed the modified conditions of approval; and

WHEREAS, the Planning Commission considered all testimony and materials submitted along with all subsequent reports and materials submitted regarding the planning application; and

WHEREAS, the testimony and materials submitted described impacts to neighboring residences of night-time light intrusion from vehicle headlights and light standards on the property, noise from vehicles before sunrise and after 10:00 p.m., pedestrian safety concerns resulting from pedestrians walking in the right-of-way due to vehicles parked along the right-of-way in the vicinity of the facility, and blockage of driveways resulting from vehicle queuing to enter the property during Ramadan; and

WHEREAS, the Planning Commission added conditions of approval to address the impacts to neighboring residences resulting from the added hours of operation;

NOW, THEREFORE, BE IT RESOLVED, CUP application (U-24-010), as attached in Exhibit A, is approved. The original CUP, U-89-11, and the modification CUP U-20-001 are superseded.

The Planning Commission of the Town of Los Gatos approves the application for a modification to the CUP based on the following findings:

1. The Recitals above are incorporated into these findings.
2. The following findings are made by the Planning Commission of the Town of Los Gatos. The facts and evidence that support these findings are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearing.

(A) Finding required for the California Environmental Quality Act (CEQA):

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with proposed changes to the building size or parking lot size, no increase in floor area, and negligible expansion of use beyond existing conditions. Furthermore, none of the exceptions to categorical exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. In addition, vehicles currently park on public right of way at heavily-attended services. The proposed modification would extend this use by ½ hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

(B) Findings required for compliance with the Zoning Regulations:

The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) in that a CUP is required for an institution for religious observance and CUP U-24-001 is approved.

(C) Findings required for a Conditional Use Permit:

As required by Town Code Section 29.20.190, the Planning Commission finds that, with the conditions of approval:

- (1) The proposed use of the property is essential or desirable to the public

convenience or welfare because the use will continue providing an existing facility for religious observance; and

(2) The proposed use would not impair the integrity and character of the residential zone in that conditions of approval addressing the impacts to the neighboring residences of night-time light intrusion from light standards and vehicle headlights, overflow parking, noise, pedestrian safety, and traffic are included; and

(3) The proposed use would not be detrimental to public health, safety, or general welfare because the conditions of approval address the impacts to the neighboring residences of traffic, pedestrian safety, overflow parking, and night-time light intrusion in that the hours of operation shall not begin prior to one and one-half hours before sunrise nor extend past 10:30 p.m., seven days a week to accommodate indoor, morning and nighttime prayer services; and during the 30-day month of Ramadan, indoor nighttime prayer services shall not extend past 11:30 p.m. whenever sunset is prior to 7:30 p.m., or until 12:00 a.m. whenever sunset is after 7:30 p.m.; and the use is required to comply with the noise mitigation, light mitigation, parking lot monitoring, traffic monitoring, and overflow parking plan set forth in the conditions of approval; and

(4) The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code, because it will continue an existing use for religious observance; there is no additional building square footage being proposed; and the facts and evidence that support this finding are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearing.

(D) RLUIPA Findings:

The conditions of approval listed below do not constitute a “substantial burden” to the permittee in that the parking lot expansion is already planned to address existing parking overflow and the costs of pavement repairs, plantings, and increased fencing are manageable in light of the permittee’s large size. Even if any of these conditions were to constitute a “substantial burden,” they are the least restrictive means to address a compelling government interest in that they are the least expensive means by which the impacts to the neighbors of night-time activities can be mitigated. As demonstrated on the comparison chart distributed as a desk item, the conditions of approval treat this use on “equal terms” with nonreligious uses and in a non-discriminatory manner with regard to other religious uses to the extent this use is similarly situated to those uses. The conditions of approval have been developed to address the unique impacts of night-time services in a residential zone on a parcel surrounded by thirteen single-family residences.

(i) Conditions of approval # 30 and 31 address the impacts to neighbors of

light intrusion from vehicle headlights and light standards.

(ii) Conditions of approval # 21, 22, 28, and 36 address the impacts to neighbors of noise from vehicles and passerby before and after night-time activities.

(iii) Condition of approval # 27 addresses the impacts to neighbors of parking overflow.

(iv) Condition of approval # 26 address the impacts to neighbors of vehicle queuing which impedes access to residential driveways.

3. The Planning Commission of the Town of Los Gatos approves Conditional Use Permit Application (U-24-010) 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; and Assessor Parcel Number 424-21-062, subject to the attached Conditions of Approval included as Exhibit A.
4. Pursuant to Town Code Section 29.20.275, this decision is appealable to the Town Council within ten days of adoption of this resolution.
5. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the Town of Los Gatos, California, held on the 13th day of May 2026, by the following vote:

PLANNING COMMISSIONERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

CHAIR OF THE TOWN OF LOS GATOS
PLANNING COMMISSION

DATE: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR

DATE: _____

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Planning Commission – May 13, 2026
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-24-010

Requesting 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. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: West Valley Muslim Association, Osman Ghafoor, President.
Applicant: Razi Mohiuddin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

A. General Conditions

1. Approval and Substantial Conformance

This application shall be completed in accordance with all conditions of approval and in substantial compliance with the approved plans. Any changes or modifications shall be approved by the Community Development Director, Development Review Committee (DRC), or the Planning Commission, depending on the scope.

2. Expiration

The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.

3. Lapse for Discontinuance

If the activity for which the Conditional Use Permit has been granted is discontinued for one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.

4. Compliance Memorandum

A memorandum, consistent with Town practice, shall be prepared and submitted with the building permit detailing how each condition of approval will be addressed.

5. Interpretation and Implementation

No verbal interpretation, directive, or guidance shall be considered valid or binding for purposes of compliance with this Conditional Use Permit. The applicant shall not rely on any direction or approval unless it is documented in writing and expressly authorized by the Community Development Director.

6. Town Indemnity

Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other

approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all at the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

7. Compliance Review

For the three years following approval, the Planning Commission shall conduct an annual compliance review of the Conditional Use Permit. This compliance review shall be completed at the applicant's expense.

8. Compliance with Laws

The applicant shall comply with all applicable federal, state, and local laws, including the Town Code, as they may be amended from time to time. This includes, but is not limited to, compliance with all updated zoning, building, noise, traffic, parking, and environmental regulations enacted by the Town Council.

B. Use and Occupancy

9. Permitted Use

Operate an existing institution for religious observance. In addition to worship services, the applicant may use the facility for religious exercise, including but not limited to prayers, religious educational classes, Sunday school, as well as community events, charitable events, and other activities related to the religious mission of the institution. Facility may be rented to community members or by organizations providing educational, charitable, religious or other services for the benefit of the institution's members.

10. Living Quarters

The leaders' quarters shall not be used for any purpose other than living quarters for visiting scholars and/or leaders associated with the institution.

11. Occupancy Limits

On-site events shall be limited to the maximum building occupancy established by Fire and Building Code.

C. Facility Operations

12. General Hours

- a. Worship services shall not begin earlier than 1.5 hours before sunrise or extend past 10:30 p.m. daily, except as specified in Condition 13, Seasonal Late-Hours Exception.
- b. Other activities are limited to the hours of 8 a.m. to 10 p.m.

13. Seasonal Late-Hours Exception

Thirty (30) day period during Ramadan, services may extend beyond 10:30 p.m. as follows:

- Until **11:30 p.m.** when sunset is before 7:30 p.m.
- Until **12:00 a.m.** when sunset is after 7:30 p.m.

The applicant shall maintain a publicly available website and list on an annual basis the dates seasonal late hours will be exercised for Ramadan. Seasonal-late hours in this Section are not transferable to another owner or use for which nighttime worship is not a component of their religion.

14. Intentionally omitted.

15. Lot Closure Rule

Notwithstanding the Quiet Hours limitation, for worship the parking lot shall be vacated by 11:00 p.m. during general hours of operation and within 30 minutes of the end of the last service during seasonal late hours, with staff or volunteers reminding attendees to leave quietly. The lot can be opened two hours prior to sunrise for the pre-sunrise services. For all other activities, the parking lot shall be vacated by 10 p.m.

16. Windows and Doors

Windows and doors on the west elevation shall remain closed when indoor services are taking place, except for ingress and egress to the building.

17. Deliveries

Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 6:00 p.m., Monday through Friday.

18. Food Vendors

Food vendors associated with events shall be located at least 20 feet from the property line.

19. High Attendance Guidelines

At least thirty (30) days before any recurring or seasonal period of high attendance where on-site parking is insufficient to accommodate parking demand, the applicant shall provide members and attendees written reminders regarding:

- a. Respectful parking practices, including use of on-site spaces, carpooling where possible, and avoidance of spillover impacts on surrounding residential streets.
- b. Minimizing congregating in the parking lot to adhere to Quiet Hours requirements.
- c. Compliance with all applicable Conditions of Approval.

Documentation of this communication (e.g., copy of written notice, email, and posting on the facility's website) shall be maintained on file and made available to the Community Development Director upon request.

D. Noise

20. Noise Mitigation

Quiet Hours are established as 10:00 p.m. – 8:00 a.m. daily. During Quiet Hours:

- 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. – 8:00 a.m.
- a. **Parking Lot Operations** – During Quiet Hours when a service is not in session, the lot may only be used for ingress, egress, security, emergency access, or use by the leaders’ quarters occupants.
- b. **Building Operations** – Windows facing residences shall remain closed during Quiet Hours. Doors facing residences shall remain closed during Quiet Hours, except when necessary to permit ingress and egress to the building for morning and nighttime services. Doors may be opened for the limited purpose of ingress and egress.
- c. **Signage and Communication** – The applicant shall maintain posted “Quiet Hours” signage and provide reminders to attendees regarding minimizing noise when leaving. Such signage specifying the established quiet hours shall be prominently displayed and appropriately maintained on the building in such a manner to ensure signs are clearly visible and easily readable at all times to individuals entering and exiting the building.

21. Noise Ordinance

The Noise Ordinance of the Town of Los Gatos is specifically adopted as conditions of approval for the Conditional Use Permit.

Intentionally Omitted.

E. Parking and Traffic

22. Monthly Communication

The applicant shall continue monthly outreach to members encouraging carpooling, use of on-site spaces, and to be sensitive to the concerns of the neighborhood residents.

23. Parking Lot Monitoring

For events anticipated to exceed available on-site parking, the applicant shall implement traffic management measures which may include parking attendants, directional signage, carpooling encouragement, or other measures. The applicant shall designate a person, volunteer, or parking attendant to monitor on-site parking during any service or event expected to generate attendance that may approach or exceed available on-site parking capacity, with training by the Los Gatos-Monte Sereno Police Department, if available.

The monitor shall make reasonable efforts to ensure that:

- a. All on-site spaces are utilized before attendees seek parking off-site.
- b. All vehicles parked on-site shall maintain emergency vehicle access.

24. Driveway Operations

During events expected to generate traffic volumes that may result in queuing or neighborhood spillover, both driveways shall be used for exiting the property, with traffic attendants provided as necessary to facilitate circulation. Applicant shall make

accommodations to facilitate access by public safety resources when necessary. The applicant is authorized to remove the right turn only sign at the end of the egress driveway. The applicant shall ensure that ingress and egress to neighboring driveways is preserved.

25. Event Parking Overflow Plan

For events where on-site parking is insufficient to accommodate parking demand, the applicant shall implement an overflow parking plan.

26. Parking Lot Expansion

The applicant shall submit an application to the Community Development Department for a parking lot expansion, as referenced in the March 25, 2026, Planning Commission staff report within six months of the final approval date and complete the construction improvements within one year of the final approval date. The parking lot expansion shall add at least 23 parking spaces. Within six months of the final approval date, the existing parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to additional noise generation of passing vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions like cracks and bumps which generate noise .

F. Facilities and Site Design

27. Electric Gate

Any future modification to the existing electronic sliding gate, or installation of a new electronic sliding gate shall include sound dampening approaches and technologies.

28. Landscape Plantings

For the purposes of sound and light mitigation, the applicant shall fill in any existing gaps in plantings or fencing by either planting a hedgerow to fill in gaps at perimeter fences, planting a variety of native trees and shrubs for the purpose of sound and light mitigation, or installing screens, as approved by the Community Development Director within one year of the final approval date. If plantings are selected, they shall be a minimum size of three gallons and the selected plantings shall grow two to four feet per year. The specific plantings shall be based on discussions with the applicant and the Community Development Director. The plantings shall be maintained at a height of eight feet. Additionally, the applicant shall offer to provide plantings or moveable barriers to the neighbor across the street in order to reduce headlight intrusion into the residential property across the street.

29. Portable Screening

Prior to the mature growth of landscape plantings, as detailed in Condition #30, the applicant shall obscure vehicle headlights on the perimeter properties to the facility through the use of privacy mesh, wind screens, or the use of portable planters/screening as proposed by Zayn Zaafran's letter dated, April 20, 2026, included in Exhibit 29 of the April 22, 2026, Planning Commission staff report packet.

30. Fencing

As portions of the fencing are replaced in the future, the applicant shall submit an application for a fence height exception to the Community Development Department for

the purpose of increasing the height of existing fences around the perimeter of the property to eight feet for the purpose of mitigating noise and light pollution.

31. Pedestrian Ingress and Egress

The applicant shall complete its Building Permit application process to construct a door for the purpose of allowing pedestrian ingress and egress without walking through the parking lot within one year of the final approval date.

32. Lighting

All site and parking lot lighting shall be full-cutoff, downward directed, and at the Building Code minimum brightness level during Quiet Hours.

G. Community Interface

33. Activity Calendar and Community Interface

The applicant shall maintain a publicly accessible website that includes information on services, programs, classes, and events open to its members. The website shall list a monthly calendar of scheduled events, which includes services offered and the hours when services are in session. The applicant's online calendar shall provide at least a 60-day notice in advance of events and activities scheduled to take place at the facility, to the extent practicable. The applicant shall provide contact information for multiple board members and staff on the applicant's website. The application shall explore setting up a single phone number that makes all neighborhood inquiries, comments, and complaints accessible by board members and staff, and if it does so, then it need only provide that contact information on its website.

The applicant will provide a monthly notice to members reminding them of the speed limit on Farley Road and neighboring streets, a recommendation to carpool, and to avoid generating noise during ingress and egress.

H. Other Conditions

Intentionally omitted.

34. Los Gatos-Monte Sereno Police Department

Intentionally omitted.

Planning Commission – ~~March 25~~ May 13, 2026
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-24-010

Requesting 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. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: West Valley Muslim Association, Osman Ghafoor, President.
Applicant: Razi Mohiuddin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

A. General Conditions

1. Approval and Substantial Conformance

This application shall be completed in accordance with all conditions of approval and in substantial compliance with the approved plans. Any changes or modifications shall be approved by the Community Development Director, Development Review Committee (DRC), or the Planning Commission, depending on the scope.

2. Expiration

The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.

3. Lapse for Discontinuance

If the activity for which the Conditional Use Permit has been granted is discontinued for one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.

4. Compliance Memorandum

A memorandum, consistent with Town practice, shall be prepared and submitted with the building permit detailing how each condition of approval will be addressed.

5. Interpretation and Implementation

No verbal interpretation, directive, or guidance shall be considered valid or binding for purposes of compliance with this Conditional Use Permit. The applicant shall not rely on any direction or approval unless it is documented in writing and expressly authorized by the Community Development Director.

6. Town Indemnity

Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other

approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all at the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

7. Compliance Review

~~One year after the date of this approval,~~ For the three years following approval, the Planning Commission shall conduct an annual compliance review of the Conditional Use Permit ~~one time review to review any impacts of the increased hours.~~ This compliance review shall be completed at the applicant's expense.

8. Compliance with Laws

The applicant shall comply with all applicable federal, state, and local laws, including the Town Code, as they may be amended from time to time. This includes, but is not limited to, compliance with all updated zoning, building, noise, traffic, parking, and environmental regulations enacted by the Town Council.

B. Use and Occupancy

8.9. Permitted Use

Operate an existing institution for religious observance. In addition to worship services, the applicant may use the facility for religious exercise, including but not limited to prayers, religious educational classes, Sunday school, as well as community events, charitable events, and other activities related to the religious mission of the institution. Facility may be rented to community members or by organizations providing educational, charitable, religious or other services for the benefit of the institution's members.

9.10. Living Quarters

The leaders' quarters shall not be used for any purpose other than living quarters for visiting scholars and/or leaders associated with the institution.

10.11. Occupancy Limits

On-site events shall be limited to the maximum building occupancy established by Fire and Building Code.

C. Hours of Facility Operations and Noise

12. General Hours

Hours of operation. Worship sServices shall not begin earlier than 1.5 hours before sunrise or extend past 10:30 p.m. daily, except as specified in Condition 1114 13, Seasonal Late-Hours Exception.

b. Other activities are limited to the hours of 8 a.m. to 10 p.m.

General Hours, Vehicle Limitation

Vehicles at the pre-sunrise and evening prayer services shall be limited to the number of on-site parking spaces.

11.13. Seasonal Late-Hours Exception

Thirty (30) day period during Ramadan, services may extend beyond 10:30 p.m. as follows:

- Until **11:30 p.m.** when sunset is before 7:30 p.m.
- Until **12:00 a.m.** when sunset is after 7:30 p.m.

The applicant shall maintain a publicly available website and list on an annual basis the dates seasonal late hours will be exercised for Ramadan. Seasonal-late hours in this Section are not transferable to another owner or use for which nighttime worship is not a component of their religion.

Seasonal Late Hours, Vehicle Limitation

14. Intentionally omitted. Vehicles at the pre-sunrise prayer service shall be limited to the number of on-site parking spaces. The evening prayer service shall be limited to the maximum building occupancy for the facility.

15. Lot Closure Rule

Notwithstanding the Quiet Hours limitation, for worship the parking lot shall be vacated by 11:00 p.m. during general hours of operation and within 30 minutes of the end of the last service during seasonal late hours, with staff or volunteers reminding attendees to leave quietly. The lot can be opened two hours prior to sunrise for the pre-sunrise services. For all other activities, the parking lot shall be vacated by 10 p.m.

16. Windows and Doors

Windows and doors on the west elevation shall remain closed when indoor services are taking place, except for ingress and egress to the building.

17. Deliveries

Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 86:00 p.m., Monday through SaturdayFriday.

18. Food Vendors

Only the interior of the parking lot shall be used forF food vendors associated with events shall be located at least 20 feet from the property line.

19. High Attendance Guidelines

At least thirty (30) days before any recurring or seasonal period of high attendance where on-site parking is insufficient to accommodate parking demand, the applicant shall provide members and attendees written reminders regarding:

- a. Respectful parking practices, including use of on-site spaces, carpooling where possible, and avoidance of spillover impacts on surrounding residential streets.
- b. Minimizing congregating in the parking lot to adhere to Quiet Hours requirements.
- c. Compliance with all applicable Conditions of Approval.

Documentation of this communication (e.g., copy of written notice, email, and posting on the facility's website) shall be maintained on file and made available to the Community Development Director upon request.

D. Noise

12.20. Noise Mitigation

~~Amplified outdoor sound which would be in violation of Town Code Section 16.20.015 is prohibited unless specifically authorized by the Community Development Director.~~

Quiet Hours are established as 10:00 p.m. – 8:00 a.m. daily. During Quiet Hours:

- 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. – 8:00 a.m.
- a. **Parking Lot Operations** – During Quiet Hours when a service is not in session, the lot may only be used for ingress, egress, security, emergency access, or use by the leaders' quarters occupants.
- b. **Building Operations** – Windows facing residences shall remain closed during Quiet Hours. Doors facing residences shall remain closed during Quiet Hours, except when necessary to permit ingress and egress to the building for morning and nighttime services. Doors may be opened for the limited purpose of ingress and egress.
- c. ~~Lighting~~ – ~~All site and parking lot lighting shall be full cutoff, downward directed, and dimmed to security levels during Quiet Hours.~~
- d.c. **Signage and Communication** – The applicant shall maintain posted "Quiet Hours" signage and provide reminders to attendees regarding minimizing noise when leaving. Such signage specifying the established quiet hours shall be prominently displayed and appropriately maintained on the building in such a manner to ensure signs are clearly visible and easily readable at all times to individuals entering and exiting the building.

21. Noise Ordinance

The Noise Ordinance of the Town of Los Gatos is specifically adopted as conditions of approval for the Conditional Use Permit.

~~Amplified Sound~~

No outdoor amplified sound is permitted. **Intentionally Omitted.**

DE. Parking and Traffic

13.22. Monthly Communication

The applicant shall continue monthly outreach to members encouraging carpooling, use of on-site spaces, and to be sensitive to the concerns of the neighborhood residents.

14.23. Parking Lot Monitoring

For events anticipated to exceed available on-site parking, the applicant shall implement traffic management measures which may include parking attendants, directional signage, carpooling encouragement, or other measures. The applicant shall designate a person, volunteer, or parking attendant to monitor on-site parking during any service or event expected to generate attendance that may approach or exceed available on-site parking capacity, with training by the Los Gatos-Monte Sereno Police Department, if available.

The monitor shall make reasonable efforts to ensure that:

- a. All on-site spaces are utilized before attendees seek parking off-site.
- b. All vehicles parked on-site shall maintain emergency vehicle access.

15.24. Driveway Operations

During events expected to generate traffic volumes that may result in queuing or neighborhood spillover, both driveways shall be used for exiting the property, with traffic attendants provided as necessary to facilitate circulation. Applicant shall make accommodations to facilitate access by public safety resources when necessary. The applicant is authorized to remove the right turn only sign at the end of the egress driveway. The applicant shall ensure that ingress and egress to neighboring driveways is preserved.

25. Event Parking Overflow Plan

For events where on-site parking is insufficient to accommodate parking demand, the applicant shall implement an overflow parking plan.

26. Parking Lot Expansion

The applicant shall submit an application to the Community Development Department for a parking lot expansion, as referenced in the March 25, 2026, Planning Commission staff report within six months of the final approval date and complete the construction improvements within one year of the final approval date. The parking lot expansion shall add at least 23 parking spaces. Within six months of the final approval date, the existing parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to additional noise generation of passing vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions like cracks and bumps which generate noise of such noise generation.

F. Facilities and Site Design

16.27. Electric Gate

Any future modification to the existing electronic sliding gate, or installation of a new electronic sliding gate shall include sound reducing-dampening approaches and technologies.

17.28. Landscape Plantings

Sufficient shrubs shall be planted and maintained to obscure vehicle headlights along fence lines abutting Chirco Drive, Corcel Court, and 16793 Farley Road. For the purposes of

sound and light mitigation, tThe applicant shall fill in any existing gaps in plantings or fencing by either planting a hedgerow to fill in gaps atadjacent to all of its perimeter fences, -or alternatively planting a variety of native trees and shrubs for the purpose of sound and light mitigation, or installing screens, as approved by the Community Development Director within one year after the date of this approval of the final approval date. The proposedIf plantings are selected, they shall be a minimum size of three gallons and the selected plantings shall grow two to four feet per year. The specific plantings shall be based on discussions with the applicant and the Community Development Director. The plantings shall be maintained at a height of eight feet. Additionally, the applicant shall offer work with the neighbor directly across the street from the facility to provide plantings or moveable barriers to the neighbor across the street in order to reduce headlight intrusion into the residential property across the street.

29. Portable Screening

Prior to the mature growth of landscape plantings, as detailed in Condition #30, the applicant shall obscure vehicle headlights on the perimeter properties to the facility through the use of privacy mesh, wind screens, or the use of portable planters/screening as proposed by Zayn Zaafran's letter dated, April 20, 2026, included in Exhibit 29 of the April 22, 2026, Planning Commission staff report packet.

30. Fencing

As portions of the fencing are replaced in the future, tThe applicant shall submit an application for a fence height exception to the Community Development Department for the purpose of increasing the height of existing fences around the perimeter of the property to eight feet for the purpose of mitigating noise and light pollution.

31. Pedestrian Ingress and Egress

The applicant shall complete its Building Permit application process to construct a door for the purpose of allowing pedestrian ingress and egress without walking through the parking lot within one year of the final approval date.

18.32. Lighting

All site and parking lot lighting shall be full-cutoff, downward directed, and dimmed to security levels at the Building Code minimum brightness level during Quiet Hours.

FG. Community Interface

19.33. Activity Calendar and Community Interface

The applicant shall maintain a publicly accessible website that includes information on services, programs, classes, and events open to its members. The website shall list a monthly calendar of scheduled events, which includes services offered and the hours when services are in session. Contact information for facility representatives shall be available on the website. The applicant's online calendar shall provide at least a 60-day notice in advance of events and activities scheduled proposed to take place at the facility, to the extent practicable. The applicant shall provide contact information for multiple board members and staff on the applicant's website. The application shall explore setting up a single phone number that makes all neighborhood inquiries, comments, and complaints

accessible by board members and staff, and if it does so, then it need only provide that contact information on its website.

20. Event Notice to Religious Institution Members

The applicant shall provide written notice to members of the religious institution five to 10 days prior to a scheduled event that is anticipated to have an attendance of 100 or more persons, reminding them of the speed limit on Farley Road, and neighboring streets, as well as a recommendation for carpooling, and to avoid speaking or otherwise generating noise while using public streets for ingress and egress. Car beeps from locking and unlocking vehicles are exempted as are the opening and closing of vehicle doors. Additionally, activities related to funerals are exempted from the requirement of notice to members of the religious institution under this condition. The applicant will provide a monthly notice to members reminding them of the speed limit on Farley Road and neighboring streets, a recommendation to carpool, and to avoid generating noise during ingress and egress.

Deliveries

Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 8:00 p.m., Monday through Saturday.

21. Compliance Review

One year after the date of this approval, the Planning Commission shall conduct a one-time review to review any impacts of the increased hours. This compliance review shall be completed at the permittee's expense.

GH. Other Conditions

Santa Clara County Fire Department

The applicant shall request that the Santa Clara County Fire Department shall confirm the maximum occupancy limit for the religious institution and evaluate whether the present and proposed uses as described in the March 25, 2026, Planning Commission staff report packet are in compliance with the occupancy limits for the facility. The applicant shall request Santa Clara County Fire Department shall provide a written report concerning traffic safety on Farley Road and the adjoining streets during the Ramadan holiday before the review of this CUP in one year. Intentionally omitted.

34. Los Gatos-Monte Sereno Police Department

The applicant shall request that the Los Gatos-Monte Sereno Police Department provide increased patrols during Ramadan and post an electronic sign on Farley Road during Ramadan showing the speed limit. Intentionally omitted.

22. High Attendance Guidelines

At least thirty (30) days before any recurring or seasonal period of high attendance where on-site parking is insufficient to accommodate parking demand, the permittee shall provide members and attendees written reminders regarding:

- a. Respectful parking practices, including use of on-site spaces, carpooling where possible, and avoidance of spillover impacts on surrounding residential streets.

- ~~b. Minimizing congregation in the parking lot to adhere to Quiet Hours requirements.~~
- ~~c. Compliance with all applicable Conditions of Approval.~~

~~Documentation of this communication (e.g., copy of written notice, email, and posting on the facility's website) shall be maintained on file and made available to the Community Development Director upon request.~~

~~23. Compliance with Laws~~

~~The permittee shall comply with all applicable federal, state, and local laws, including the Town Code, as they may be amended from time to time. This includes, but is not limited to, compliance with all updated zoning, building, noise, traffic, parking, and environmental regulations enacted by the Town Council.~~

WVMA Comparison Chart									
NAME	ADDRESS	CATEGORY	SEATS	HOURS	ZONING	# ACCESS POINT TO SITE	STREETS TO SITE	ACRES	ATTENDANCE CAP
West Valley Muslim Association	16769 Farley Rd	Religious Org	CUP does not identify	Not extend past 10 p.m.	R-1:8	1	Residential	2.76	-
St Mary's Catholic Church	219 Bean Ave	Church/School	654	7:30 a.m. - 9:30 p.m.	R-1D:PD	4	Residential/Commercial	0.96	NUMBER OF CHURCH SEATS: Maximum number of seats used for worship shall not exceed 654.
Center for Spiritual Living	15980 Blossom Hill Rd	Religious Org	CUP does not identify	CUP does not identify	R-1:8	1	Residential	0.51	CUP does not identify
Seventh Day Adventist Church	57 Broadway	Church/School	180	CUP does not identify	R-1D:LHP	1	Residential	0.28	CUP does not identify
Congregation Shir Hadash	20 Cherry Blossom Ln	Church/School	250 (regular) 450 (special)	Office Staff & Admin 8 am - 5 pm (Mon-Thur) and 9 am - 4 pm (Fri) Pre-school 9 am - 1 pm Before/After Care 7:30 am - 9 am and 1 pm - 6 pm Religious School 9 am - 12 pm (Sun, Tues, Th), 4 pm - 6 p.m. and 7 pm - 9 pm (Tues), 4 pm - 6 pm (Th) Day School 8 am - 3 pm (Mon-Fri) Adult Education 9 am - 12 pm (Sun) Meetings 7:30 pm - 9 pm (Mon and Wed)	R-1:8	2	Residential	3.68	CONGREGATION POPULATION: The congregation for regular worship service shall be limited to a maximum of 250 persons. The maximum congregation for special holiday worship services shall not exceed 450.
Los Gatos United Methodist Church	111 Church St	Church/School	552	6 a.m. - 12 a.m. 8 a.m. - 3 p.m. (preschool)	R-M:5-12	1	Commercial	2.36	CONGREGATION POPULATION: The congregation shall be limited to a maximum of 552 persons, due to the total number of available parking spaces being 138. This number may be modified in the future if additional parking becomes available or if the Town's parking requirements are changed.
Faith Lutheran/Maripossa Montessori	16548 Ferris Ave	Church/School	220	5 a.m. - 10 p.m. (Mon-Sat) 7 a.m. - 5 p.m. (Sun)	R-1:8	1	Residential	2.22	CHURCH SANCTUARY USE/HOURS. The property owner/church shall limit worship services in the main church sanctuary to a maximum of 220 people at any given time.
Venture Christian Church /Los Gatos Christian School	16845 Hicks Rd	Church/School	1,901 seats/ 2,812 persons for Sunday services	8 a.m. - 3 p.m. (school) 3 p.m. - 6 p.m. (after school)	HR-1	2	Residential	13.03	MAXIMUM SEATING/CONGREGATION POPULATION: The maximum seating allowed for the Worship Center and Fellowship Hall is 1,901 seats. The congregation shall be limited to a maximum of 2,812 persons for Sunday services, based upon 703 parking spaces. This number may be modified in the future if additional parking becomes available or if the Town's parking requirements are changed.
First Assembly of God/Fountain of Life Church	16735 Lark Ave	Church/School	436	9 a.m. - 11:30 a.m.	R-1:8	2	Residential/Commercial	1.55	CUP does not identify
Calvary Baptist Church of Los Gatos (food pantry)	16286 Los Gatos Blvd.	Church	CUP does not identify	4:00 p.m. - 8:00 p.m. (Tue, Th, Sat)	R-1:8	3	Residential/Commercial	0.43	CUP does not identify
Calvary Church of Los Gatos /Global Community Church	16330 Los Gatos Blvd	Church/School	1,680	7 a.m. - 10 p.m. (Sun-Thur) 7 a.m. - 12 a.m. (Fri-Sat)	R-1:8	3	Residential/Commercial	7.51	Maximum number of seats used for worship shall not exceed 1,680.
Holy Cross Lutheran & Children's Center	15885 LG-Almaden Rd	Church/School	Day Program: 22 Evening Program: 22 Extended Day Program: 45	6:30 a.m. - 3 p.m. (day) 3 p.m. - 11:30 p.m. (evening) 2:30 p.m. - 6 p.m. (extended)	R-1:8	1	Commercial	2.30	CUP does not identify
First Church of Christ Scientist-LG Church	238 E. Main St	Church/School	CUP does not identify	CUP does not identify	C-1	2	Residential/Commercial	0.73	CUP does not identify
St. Basil the Great Byzantine Catholic Church	14263 Mulberry Dr	Church/School	CUP does not identify	CUP does not identify	R-1:8	1	Residential	0.44	CUP does not identify
Addison-Penzak Jewish Community Center Preschool	14855 Oka Rd	Church/School	CUP does not identify	6 a.m. - 11 p.m. (Mon-Thur) 6 a.m. - 12 a.m. (Fri-Sun)	R-1:8	1	Residential/Commercial	8.86	AEROBICS/FITNESS CENTER. The maximum occupancy of the fitness center and aerobic classes combined shall not exceed 60 persons (excluding employees). SCHOOL POPULATION. The maximum school population shall not exceed 560 children at any given time.
The Church of Jesus Christ of Latter-day Saints	15985 Rose Ave	Church/School	300	Youth Activities 7:30 p.m. - 9 p.m. (Tues and Wed) Athletics 7 p.m. - 10 p.m. (Th) Social 6 p.m. - 9 p.m. (Fri or Sat) Worship 9 a.m. - 12 p.m. and 1 p.m. - 4 p.m.	R-1:8	1	Residential	3.86	CUP does not identify
Presbyterian Church of Los Gatos & Shannon	16575 Shannon Rd 25 Cherry Blossom Ln	Church/School	CUP does not identify	8:30 a.m. - 3:30 p.m.	R-1:8	2	Residential	5.25	CUP does not identify
St. Luke's Episcopal Church	20 University Ave	Church/School	176	CUP does not identify	C-2:LHP	1	Commercial	0.40	CUP does not identify
Mulberry School	220 Belgatos Rd	School	High School: 20	Pre-school: not beyond 6 p.m.	R-1:10	1	Residential	9.07	CUP does not identify
Los Gatos-Saratoga High School District Office	17421 Farley Rd W	School Dist Office	Continuation School: 70	CUP does not identify	LM:PS	1	Commercial	1.53	CUP does not identify
Stratford School	220 Kensington Way	School	440	8 a.m. - 3:30 p.m. (reg) 7 a.m. - 5:30 p.m. (ext)	R-1:8	1	Residential	9.76	CUP does not identify
Rainbow of Knowledge School	15080 Los Gatos Blvd	School	23	7 a.m. - 6 p.m.	R-1:8	1	Commercial	0.29	SCHOOL CAPACITY: Total enrollment shall be limited to 23 students maximum.
Peppertree Schools of Los Gatos	16035 LG-Almaden Rd	School	76	6:30 a.m. - 6 p.m.	R-1:8:PD	1	Residential	0.52	The student population should not exceed 76.
Hillbrook School	300 Marchmont Dr	School	414	7:30 a.m.-6 p.m. (Mon-Fri, Academic Year) For more school hours information, see Conditional Use Permit	HR-1	2	Residential	13.49	NUMBER OF STUDENTS: The maximum number of students shall be limited to 414 students over the life of the Conditional Use Permit with an increase over 315 students of up to 33 in year 2016-2017, up to an additional 33 in year 2017-2018, and up to an additional 33 in year 2018-2019. The right to add any additional students is contingent on the school's compliance with the traffic count requirements. The maximum number of students during the summer session is 150.
Los Gatos Union School District	17000 Roberts Rd	School	CUP does not identify	7 a.m. - 9 p.m.	R-1:8:PS	2	Residential	12.46	CUP does not identify
Kumon	15555 Union Avenue	School	15	8 a.m. - 8 a.m.	C-1	2	Commercial	5.77	NUMBER OF STUDENTS: The maximum number of students on-site at any given time is limited to 15.
Fusion	50 University Ave #300	School	63	7:30 a.m. - 9 p.m.	C-2:LHP:PD	2	Residential/Commercial	3.02	NUMBER OF TEACHERS/STAFF AND STUDENTS: The proposed use is limited to a maximum of twenty-nine (29) teachers and/or administrators, and sixty three (63) students onsite at any time.
Marvegos Fine Art School	14103 Winchester Blvd., Ste. A	School	14	9:00 a.m. - 7:30 p.m. (Mon-Fri) 9:00 a.m. - 3:30 p.m. (Sat)	C-1	3	Residential/Commercial	4.42	NUMBER OF STUDENTS: The number of students/children on site at any given time shall be limited to 14.
La Rinconada Golf Club	14595 Clearview Drive	Golf Course/Fitness Club	571 Total Membership	Club from 7:00 AM - 1:00 AM Daily Pool + Fitness 6:00 AM - 10:00 PM Daily	R-1	2	Residential	125.00	MEMBERSHIP. A total of 446 "certified" members, and 125 "other" members, are permitted. The maximum number of certified and social members combined shall not exceed 571.

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From: [REDACTED] <[REDACTED]>

Sent: Wednesday, May 13, 2026 10:49 AM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>

Cc: Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Farley Road Neighborhood Coalition <[REDACTED]>

Subject: Re: Public Comment Item #5 - Specific Requests for WVMA Violation of Outdoor Lighting Compliance

Light Pollution @ 16769 Farley Rd, Los Gatos, Pending CUP Modification Application (U-24-010) Slide 1 of 2

What: FRNC requests the Applicant to immediately take action to **remedy the outdoor lighting offenses** in reference to Town Code Section 29.10.09015, per the Town of Los Gatos Administrative Warring dated June 29, 2022 (Item 1) and come into and maintain compliance.

The permit records provided by the Town of Los Gatos' Building/Permit Desk to FRNC in April 2026, confirm that permits to address this offense have expired and the Applicant is not in compliance with LG's Town Lighting Ordinance or the California Energy Commission Energy Codes. To illustrate the non-compliance and ongoing light pollution state, please see Images A and B, taken from the front of the residential property lines of Corcel Court. Note that the stadium level intensity of the current outdoor lighting fixtures is much more intense in each residents' backyards than homes adjacent to the Applicant's property lines. Note that this is contrary to the statements made by the Applicant during several of the public hearings, stating that they had completed work to resolve the lighting violation.

Per the Town of Los Gatos Zoning Regulations for R-1 (Single-Family Residential) require that all permanent exterior lighting at religious facilities be shielded, down-directed, and designed to avoid glare or spillover onto adjacent residential properties. For illustrative purposes, see the comparison of the two images taken from the front yards on Corcel Court. Image A - WVMA Stadium Level Parking Lot Light Pollution, and Image B - WVMA Parking Lot, Lights Off. All permanent exterior light fixtures should utilize shields so that no bulb is visible and to ensure that light is directed to the ground surface and does not spill light onto neighboring parcels or produce glare when seen by nearby homes.



Item 1



Image A - Existing Light Pollution



Image B - No Light Pollution

Light Pollution @ 16769 Farley Rd, Los Gatos, Pending CUP Modification Application (U-24-010) Slide 2 of 2

Why: WVMA to be in compliance with Local Ordinance, Town General Plan, and State Laws. WVMA Facility to be in code compliance to maintain the residential character of the neighborhood. We believe this would be one step towards collaboration and good faith efforts by addressing and improving current conditions that will help restore, protect and proactively implement a dependable, consistent and reliable method to help foster a healthy, and safe neighborhood environment. The current impact, from predawn and late-night creates an environment similar to outdoor stadium level illumination, coupled with headlights streaming into homes and yards, in a residential zone during the Town's Quiet Hours ordinance.

Protect Residents Rights: Support the FRNC residents their fundamental human right to sleep, essential for health, dignity and survival. Sleep is considered a crucial component of the right to health and is protected under the broader right to rest and leisure. Deliberate, prolonged sleep deprivation is classified as a form of torture and a violation of human rights.

Recommendation: Design outdoor lighting plan that requires full-cutoff fixtures, lower mounting heights, and lower color temperatures to meet "Dark Sky" requirements common in residential areas. A compliant plan generally includes the following elements: Parking Lot (15-20 ft. poles): LED poles (approx. 12,000-18,000 lumens) placed 30-40 feet apart, positioned to focus light inward rather than toward adjacent homes.

How: WVMA to submit a new permit request, to remedy expired noncompliant status that requires full-cutoff fixtures, lower mounting heights, and lower color temperatures to meet "Dark Sky" requirements for Los Gatos zoned R-1 residential areas. The plan to include the following elements: Parking Lot (15 ft. poles) LED (approx. 12,000-18,000 lumens) placed 30-40 feet apart, positioned to focus light inward and fully down rather than toward adjacent homes, install extended shields (3-4 ft. shields) on the top portion of the parking lot light poles.

When: Parking lot and Facility Lighting to be fully off outside of open hours, specifically in alignment with Town's quiet hours, and in alignment with ingress and egress hours established in the modified CUP for prayer services (General Hours, Seasonal Late Hours).

[LG Town Lighting ORDINANCE 2012 - CA
Government Ordinance 2022 L.A. County,
Code Enforcement Ordinance Lighting](#)

From: Susan Stenman <[REDACTED]>

Sent: Wednesday, May 13, 2026 9:37 AM

To: Planning <Planning@losgatosca.gov>

Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>

Subject: Farley Neighborhood - Traffic Concern on a Friday

I am writing on behalf of the Farley Neighborhood Association regarding ongoing concerns about activity associated with the West Valley Muslim Association, particularly the impact on our neighborhood's safety and character.

I want to describe what I experienced firsthand, because it illustrates a broader issue.

I have lived in this neighborhood since 2010. One of the main reasons we chose this area was its quiet, residential nature. It was—and still is—a place where neighbors know each other, where children play outside, and where families feel comfortable letting their kids ride bikes to school. My own children attended Van Meter, Fisher, and Los Gatos High School, and like many kids here, they rode their bikes daily. That same pattern continues today with younger families.

This afternoon, around 2:00 PM, I arrived home and stepped outside with my dog while bringing in my garbage bins. Within moments, I heard a rush of cars approaching at high speed. This immediately caught my attention, as our street—Frank Avenue—has no sidewalks and has long required vigilance from residents to keep it safe. In the past, neighbors have even requested speed bumps, only to be told they could not be installed due to fire department requirements.

As I turned, I saw not just one or two vehicles, but a continuous stream of cars moving quickly through the neighborhood. It soon became clear that these were drivers leaving Friday afternoon prayer, cutting through from Farley Road onto Frank Avenue to reach Los Gatos Boulevard. I counted up to 60 cars turning from Izorah and onto Frank to exit the neighborhood. This has never been normal. We are not a main thoroughfare in Los Gatos.

The volume alone was alarming. Combined with the speed, it created a situation that felt genuinely unsafe. This was happening precisely during the window when children are returning home from school—between 2:00 and 3:30 PM—many of them on bikes, sharing the road.

I briefly recorded the traffic. Initially, the cars were moving quite fast; later, they appeared to slow somewhat, possibly due to awareness of being observed. But even at reduced speeds, the sheer number of vehicles passing through a narrow residential street without sidewalks presents a real hazard.

What struck me most was this: if my children were still young, I would be deeply concerned for their safety. This is not a theoretical issue—it is a daily condition that increases the risk of an accident involving a child, a pedestrian, or a resident walking a dog. Even more so at night.

This is not about religion. It is about land use, zoning, and the compatibility of traffic volume with a small residential street. Places of worship in Los Gatos are generally located on larger roads designed to handle higher traffic flow. Our neighborhood streets are not. We have no sidewalks.

Beyond safety, there is also a quality-of-life concern. With bedrooms facing the street, increased traffic during early mornings or late nights disrupts the quiet residential environment that defines this community.

I understand that the Town faces legal considerations and potential pressure from outside organizations. However, it is equally important to weigh the risks and liabilities associated with inaction. If an accident were to occur—especially involving a child—those consequences would be severe and irreversible.

We are asking the Town to fully consider the real, lived impact on this neighborhood and to prioritize the safety and well-being of its residents. This situation deserves careful, balanced attention before a preventable incident forces a response.

Thank you,
Susan and Michael Stenman

May 12, 2026

Via E-Mail

Kendra Burch, Chair
Los Gatos Planning Commission
planning@losgatosca.gov

Re: Agenda Item No. 5 May 13, 2026
Public Comment for the Hearing Considering 16769 Farley Road Conditional Use
Permit Application U-24-010
Our File No.: 210148

Dear Ms. Burch and Planning Commission Members:

My law firm writes on behalf of our clients James and Kimberly Ratcliff, who own and reside in a single family residence immediately adjacent to 16769 Farley Road, Los Gatos, regarding the applicant's objections to the conditions of approval for the above referenced conditional use permit application.

1. Limiting attendees to those who can park on-site at WVMA is not only reasonable but required under the Town Code.

WVMA opposes the Condition Nos. 13 and 15 of the May 13, 2026 Conditions of Approval intended to limit the number of attendees during early morning and late-night prayers times to numbers commensurate with the facility's parking lot capacity. However, these conditions are a reasonable enforcement of the Town's existing off-street parking rules prohibiting modification of building or use "through an increase to the seating capacity, number of persons employed or otherwise, unless the number of additional off-street parking spaces necessitated by such ... modification ... are provided." (Los Gatos Town Code, Sec. 29.10.145.) WVMA now seeks to modify its conditional use permit without increasing its dedicated off-street parking.

Because WVMA has not committed to providing off-site parking to accommodate its increase in attendees, it is not only reasonable but necessary under the Town Code for the Town to limit WVMA's attendees to those who can park in its on-site parking lot. While WVMA enjoys the privileges of its non-conforming use to avoid the Town compelling it to increase its dedicated off-street, the privilege does not shield it from conditions of approval imposed on its modification request that are merely aimed at enforcing the Town's standards.

Additionally, we respectfully request that the Town implement a residential parking permit program for Farley Road and the surrounding area to preserve residential access and restore reasonable and safe levels of traffic throughout the neighborhood.

2. WVMA's recent acquisition of a \$16.5 million dollar facility nearby demonstrates its ability to afford the conditioned repairs at 16769 Farley Road.

WVMA's assertion that the Planning Commission's repair and mitigation conditions are prohibitively costly is undermined by WVMA entering a contract to purchase a new facility in Cupertino, CA for \$16.5 million. In light of its apparent ability to make such a purchase, directing a comparatively small portion of its resources toward safety and noise reduction to address neighborhood compatibility issues at its existing Farley Road facility cannot credibly be characterized as an undue financial burden.

Further, if WVMA intends to sell or materially change the use of the Farley Road property in connection with its pursuit of a new permanent facility, the Planning Commission should impose a shorter compliance review period for the conditional use permit to ensure timely oversight and enforceability of mitigation commitments during any transition period.

Sincerely,

HOGE, FENTON, JONES & APPEL, INC.



Sblend Sblendorio
Attorney

cc: Jocelyn Shoopman; jshoopman@losgatosca.gov
Alexa Nolder; ANolder@losgatosca.gov
Jim Ratcliff; [REDACTED]
Kim Ratcliff; [REDACTED]

SARATOGA INTERFAITH MINISTERIAL *Saratoga, California*

May 12, 2025

Jocelyn Shoopman Town of Los Gatos Planning Commission JShoopman@losgatosca.gov

Re: Support for West Valley Muslim Association's Conditional Use Permit — Request for Fair and Reasonable Conditions

Dear Ms. Shoopman and Members of the Planning Commission,

We write on behalf of the Saratoga Interfaith Ministerial, an association of clergy and faith leaders representing diverse religious communities across the Saratoga area. We write in strong support of the West Valley Muslim Association (WVMA) as you finalize the conditions of its Conditional Use Permit, and to respectfully urge the Commission to reconsider several of the recently proposed conditions.

The WVMA has been a valued and constructive partner in our regional interfaith community. Its leadership has demonstrated a consistent commitment to neighborly conduct, civic engagement, and thoughtful stewardship of their facilities. We are grateful for the care the Commission and Town staff have brought to this process over many months.

We are, however, concerned about several of the 18 conditions added at the most recent hearing, which we believe would impose disproportionate and potentially unsustainable burdens on the WVMA and, by extension, on faith communities throughout Los Gatos and the surrounding region. Specifically, we are troubled by:

- **Attendance caps tied to parking lot capacity**, which would require turning away worshippers at the door — a practice incompatible with the nature of religious assembly, where attendance cannot always be predicted in advance;
- **Sixty-day advance notice requirements** for events exceeding 100 attendees, which is operationally unworkable for many standard religious gatherings, lifecycle events, and community programs;
- **Approximately \$1 million in parking lot refinishing costs**, an extraordinary financial burden that could threaten the long-term viability of this institution; and
- **Mandatory written member notifications** for events above 100 attendees, which adds administrative complexity without a clear public benefit.

We raise these concerns not only in solidarity with WVMA, but because we believe the precedent established here will affect houses of worship and faith-based community organizations across Los Gatos for years to come. Faith institutions occupy a unique and protected place in our civic fabric. They serve not only their own members but the broader community through charitable programs, crisis response, and social cohesion. Conditions that are financially prohibitive or operationally impractical threaten that service.

We respectfully ask the Commission to work with WVMA toward conditions that are fair, proportionate, and consistent with those applied to comparable institutions — conditions that allow WVMA to fulfill its religious and community mission while addressing legitimate land use concerns.

Thank you for your service to the community and your attention to this matter.

With respect and in the spirit of shared commitment to our communities,

Rev. Sara Pearson, Pastor Prince of Peace

Rev. Erik Swanson, Pastor Westhope Presbyterian Church

The Rev. Maly Carswell Hughes, Rector Saint Andrew's Episcopal Church and School

Rabbi David Kunin, Congregation Beth David

Rabbi Nathan Roller, Congregation Beth David

Cantors and Rabbis of the Silicon Valley Community

May 12, 2025

Jocelyn Shoopman Town of Los Gatos Planning Commission JShoopman@losgatosca.gov

Re: Support for West Valley Muslim Association's Conditional Use Permit — Request for Fair and Reasonable Conditions

Dear Ms. Shoopman and Members of the Planning Commission,

We write on behalf of the Silicon Valley Jewish Community. We write in strong support of the West Valley Muslim Association (WVMA) and to respectfully urge the Commission to reconsider several recently proposed conditions that we believe would impose undue burdens not only on WVMA, but on faith communities broadly — including our own.

We do so not merely as advocates for a neighbor, but as religious leaders who recognize in WVMA's situation the very challenges our own congregations face. The Jewish and Muslim communities share more than is often appreciated: both observe lunar or lunisolar calendars that govern our religious life on a rhythm entirely distinct from the civil calendar; both hold major holy days and fasts whose dates shift year to year; and both conduct prayer services at times — dawn, dusk, Friday evenings, Saturday mornings — that do not conform to the Sunday-morning patterns around which many municipal land use frameworks were historically designed. A 60-day advance notice requirement, for instance, would render it effectively impossible for WVMA to host gatherings tied to Ramadan, Eid, or Friday Jumu'ah prayers with any flexibility — just as such a requirement would cripple Jewish communities' ability to respond to the demands of the High Holy Days, Passover seders, or Shabbat programming whose attendance often cannot be known weeks in advance.

We are specifically concerned about the following proposed conditions:

- **Attendance limits tied to parking lot capacity**, requiring worshippers to be turned away at the door. Religious assembly is by nature open and welcoming; no faith community can or should be required to turn away those who come to pray, especially on holy days when attendance swells beyond ordinary expectations.
- **Sixty-day advance notice for events exceeding 100 attendees**, which is unworkable for communities whose sacred calendar is lunar and whose gathering needs respond to religious obligation rather than administrative planning cycles.
- **Approximately \$1 million in parking lot refinishing costs**, a financial burden of a magnitude that would threaten the institutional survival of many houses of worship, regardless of faith tradition.
- **Mandatory written member notification** for gatherings above 100, which adds bureaucratic complexity to the ordinary rhythms of congregational life.

We are acutely aware that conditions established for one religious institution in a municipality tend to become the template applied to others. What is imposed on WVMA today may well be

cited tomorrow in proceedings affecting synagogues, churches, and other houses of worship throughout Los Gatos. We ask the Commission to consider whether these conditions would be applied with equal force to a church hosting Christmas Eve service, or an Easter gathering, where attendance is equally unpredictable and the spiritual stakes equally high.

Faith institutions are not event venues. They are communities of obligation, gathering in response to ancient calendars, sacred duties, and the needs of their members — needs that do not always announce themselves sixty days in advance. We ask the Commission to honor that reality by working with WVMA toward conditions that are proportionate, practical, and respectful of the distinctive nature of religious life.

We are grateful for the Commission's service and its willingness to hear these concerns.

Respectfully submitted,

Rabbi David Kunin, Congregation Beth David, Saratoga

Rabbi Nathan Roller, Congregation Beth David, Saratoga

Rabbi Rafi Ellenson, Congregation Shir Hadash, Los Gatos

Cantor Devorah Felder-Levy, Congregation Shir Hadash, Los Gatos

Rabbi Dana Magat, Temple Emanu-El, San Jose

Cantor Leah Shafritz, Temple Emanu-El, San Jose

Rabbi Faith Joy Dantowitz, Congregation Emeth, Morgan Hill

Rabbi Hugh Seid-Valencia, Jewish Silicon Valley