



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/31/2026

ITEM NO: 1

DATE: March 27, 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.

BACKGROUND:

On March 25, 2026, the Planning Commission received public testimony and continued the item to a date certain of March 31, 2026.

Exhibit 17 includes additional public comment received between 11:01 a.m., Wednesday, March 25, 2026, and 3:00 p.m., Friday, March 27, 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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

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SUBJECT: 16769 Farley Road/U-24-010

DATE: March 27, 2026

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

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

Received with this Staff Report:

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

From: Susan Stenman <[REDACTED]>
Sent: Wednesday, March 25, 2026 5:02 PM
To: Planning <Planning@losgatosca.gov>
Subject: Public Comment Opposing CUP U-24-010

Dear Members of the Planning Commission,

I am writing to provide input regarding the current application under review, with a focus on neighborhood compatibility and alignment with existing zoning requirements.

My concern is centered on whether the proposed facility is compatible with the surrounding neighborhood as defined by the Town's General Plan and zoning standards. This is not about who is using the facility, but where it is being placed and whether that placement aligns with established requirements.

From a zoning perspective, there appears to be a mismatch between the proposed use and the expectations for this neighborhood. The General Plan emphasizes maintaining consistency and conformity in land use, and it is important that all applications are held to the same standard to avoid disparate treatment.

In addition, there are specific safety and traffic concerns that impact neighborhood well-being. Based on observed patterns, there have been instances of increased vehicle activity leading to congestion and reduced road accessibility. This includes conditions where roads are not consistently unobstructed or easily passable, which raises concerns for safe mobility—particularly for children, seniors, and emergency access.

There are also quality-of-life considerations, including noise and disruption during certain times, which affect residents' ability to maintain a predictable and safe living environment.

I want to emphasize that our goal is to live harmoniously with all community members.

However, this requires that any facility be appropriately located in a way that supports both its activities and the surrounding neighborhood. When activities conflict with the intended use of a residential area, it creates ongoing challenges that should be carefully evaluated.

For these reasons, I respectfully ask the Commission to consider whether the application meets the Town's standards for neighborhood compatibility, zoning alignment, and safety. Based on the concerns outlined above, I encourage you to either decline the application or require meaningful adjustments that bring it into compliance with these requirements.

Thank you for your time and consideration.

Sincerely,

Susan Stenman
[REDACTED] Resident

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, March 25, 2026 3:38 PM
To: Planning <Planning@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Kristi Branch <[REDACTED]>
Subject: Fw: Concerned about expanding CUP rules for WVMA @ Farley Rd

This looks like it may not have been delivered this morning and this afternoon per Microsoft...

To whom it may concern:

Please read email below when considering the CUP expansion request from the WVMA facility on Farley Rd.

Thank you,
Al Honorio & Kristi Branch

From: [REDACTED] <[REDACTED]>
Sent: Wednesday, March 25, 2026 3:30 PM
To: jshoopman@losgatos.ca.gov <jshoopman@losgatos.ca.gov>
Cc: Kristi Branch <[REDACTED]>
Subject: Concerned about expanding CUP rules for WVMA @ Farley Rd

Dear Ms. Shoopman,

As neighbors of the WVMA facility on Farley Rd in Los Gatos, we are writing to express our deep concerns to considering an expansion of the conditional use permit for WVMA's operating hours and capacity that is fundamentally incompatible with a R-1 residential zone. Having lived here for 20 years, we have co-existed fine with that site, granted the previous tenant had less membership. But unfortunately, the growth of the WVMA membership over the past 3 years has brought increasing safety risk and nuisance from more traffic, cars parking throughout the neighborhood, and car lights and noise at inconvenient hours to us residents. It has become an imposition to the once quiet and less traveled neighborhood and would only get worse if the conditional use permit was expanded.

Three key reasons as to why we ask that you do NOT expand the conditional use permit for WVMA's operating hours and capacity:

1) WVMA has already been in violation of hours and over capacity to the current conditional use permit, as documented to the township and police. You know it will always go over time and volume of people if there is not constant enforcement present, which we know the township cannot provide. And if left to themselves to manage on their own, they've already proven they can't even meet the current CUP rules. So why would you think they could keep within expanded hours and capacity regulations?!

2) Detective Sergeant Harold Hoyt has already stated to the WVMA that "It is a difficult task, and likely impossible, to control the volume of the visitors." So, imagine if the number of people and hours increased? That would pose even more risk and nuisance to residents, potentially more manpower and budget cost to law enforcement to enforce and patrol it, and more safety concerns if more members are driving to the site and then trying to find parking in our residential area due to overcapacity of parking within their designated parking lot for its capacity.

3) The Town Council, which the Planning commission serves under, has the responsibility to represent the residents of Los Gatos, not an entity that consists of and serves primarily non-residents of the town. Per the Town Council website, as an elected legislature, its purpose is that the Council's priorities reflect the aspirations of the residents of Los Gatos, through its regulatory and budgetary enactments.

We have been accommodating the existing CUP rules and guidelines that they have not even been complying with. So, allowing more members and longer hours would NOT serve the residents of Los Gatos, especially our quiet, safe, and less traveled neighborhood that will be directly impacted.

We ask that you keep to your priorities and responsibilities with the Town Council to represent us residents. Your decision should reflect our aspirations as town residents to live in a safe, quiet neighborhood, in compatibility with the regulations of an R-1 residential zone.

We should not be subject to increased traffic, parked cars, lights, and noise at expanded hours to accommodate a majority of non-residents gathering in an R-1 residential zone.

Thank you for your consideration in this sensitive matter.

Respectfully,

Al Honorio & Kristi Branch



From: Alan Maybruck <[REDACTED]>
Sent: Wednesday, March 25, 2026 11:21 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: In Support of WVMC

Hello,

My name is Alan Maybruck and I'm part of the interfaith group at Congregation Shir Hadash. I want your community to thrive.

(Please Note: I did not send this mail to the city council. I did not see that address for the city in the email I received asking for my support.)

Before I submit a letter that expresses my support I needed more information. I looked at the location using Google, both street and satellite views of the property. I drove by WVMC to get a feel for the neighborhood. I've reviewed the lengthy and detailed research WVMC submitted to the city of Los Gatos. And I've noted some the pushback of homeowners in the neighborhood.

I struggled with how to support WVMC as I pondered both sides of the issue.

I know you asked us not to use ChatGPT - but let me explain my process. I put the letter WVMC submitted to the city and asked for 5 talking points in support of WVMC.

I then asked what would be the objections to the amendment from the neighborhood. I then asked ChatGPT to write a letter that supports both sides of the discussion.

The attached letter I'm submitting, to provide the city represents my true feelings expressed in a way that would have taken much longer to express.

Jazak Allahu Khayran,
Alan

I want to begin by acknowledging something important: the concerns of neighbors are real and deserve to be heard. This is a quiet, established neighborhood, and residents are understandably protective of their sleep, their safety, and the character of their community. Late-night activity—even when respectful—can feel disruptive, and studies or data don't always capture the lived experience of people whose homes are directly nearby.

At the same time, this request is not about expanding a commercial use or changing the fundamental nature of the property. It remains what it has been for decades—a place of worship. What is being asked is a modest adjustment to hours so that members of the West Valley Muslim Community can observe core religious practices that are tied to sunrise and sunset and cannot simply be shifted for convenience.

What gives me confidence in supporting this request is the demonstrated effort to be good neighbors: investments in fencing and trees, traffic management, outreach, and a clear commitment to ongoing communication. This is not a community ignoring concerns—it is one actively trying to respond to them.

Ultimately, the question before us is whether we can find a way to uphold both values: preserving the quality of life in this neighborhood while also making space for a diverse and growing faith community to practice their religion in a meaningful way. I believe this request, with continued accountability and dialogue, is a reasonable step toward that balance.

From: SURJ Santa Clara County <[REDACTED]>
Sent: Wednesday, March 25, 2026 11:04 AM
To: Planning <Planning@losgatosca.gov>
Subject: Public Comment Item #2 - Approve WVMA CUP extended hours

Planning Commission,

Please include attached letter from SURJ Santa Clara County in public comment for Agenda Item #2 in support of WVMA CUP extended hours.

Thank you,

Lori Katcher
lead organizer
SURJ Santa Clara County

SURJ Santa Clara County
c/o Urban Sanctuary
80 South 5th Street
San Jose, CA, 95112



March 25, 2026

Re: Agenda Item 2

To : Los Gatos Planning Commission

On behalf of Showing Up for Racial Justice (SURJ) Santa Clara County, we are writing in strong support for the approval of the West Valley Muslim Association's Conditional Use permit modification.

SURJ Santa Clara County represents over 1000 members from south county to Palo Alto. Through community organizing, mobilizing, and education, SURJ moves white people and other people with privilege to act as part of a multi-racial majority for justice.

We ask Los Gatos to stand by your commitment to diversity, equity and inclusion. These are not just buzz words. The right of a religious community to use their religious facilities for prayer is critical, and should be no different for the community of WVMA. Our communities are stronger when we are all able to thrive, together.

We ask the Planning Commission to approve WVMA's CUP modification and grant extended hours so that our neighbors can pray and observe their faith together, and so Los Gatos can be a community where we all belong.

In community,

Lori Katcher
Lead organizer, SURJ Santa Clara County

Ms, Kendra Burch, Chair

Los Gatos Planning Commission planning@losgatosca.gov

Re: Planning Commission Meeting 3/25/26

Public Comment Responding to the Staff Report and Recommendations Considering 16769 Farley Road
Conditional Use Permit Application U-24-010

Dear Ms. Kendra Birch and Planning Commission Members:

We are home owners at [REDACTED]. We have lived here over 25 years and enjoyed raising our family in our home in a quiet and peaceful neighborhood. As our lives continue to evolve, we are looking forward to our time ahead by relaxing in our home and entertaining friends and family in our backyard.

Our house shares over 100' of fence line with the WVMA facility and as such we are impacted by the WVMA activities. As a result, there are many times that we have been prevented from spending time in our backyard, especially beginning in 2024.

It is not only having literally hundreds of cars start up and drive out so late at night, but it is also the intensity of the lights in the parking lots that shine directly into our property and home. The height of the commercial lights are very tall and extremely bright (see photo from our **frontyard** below) and the headlights shining into our property from the parking lot (see photo from our **backyard** below).

If the requested CUP modification application is approved it will further limit and additionally diminish the enjoyment of our home as an increase in late night and adding any additional early morning hours (4 AM) year round can **limit us to four hours of quiet time in our home**. By adding any operating hours prior to 8 AM weekdays and 9 AM weekends this will have a significant impact on our physical health and mental well-being, especially with the interruption and loss of sleep for our quality of life (sleep, worry, blood pressure). And as you know, the Town is not monitoring or enforcing the CUP requirements and regulations today, and we fear that the bad behavior and violations will be further exacerbated if any additional exceptions are contemplated based on the current pending application.

For these reasons and previous examples and violations reported to the Town of Los Gatos (Code Compliance, Planning Commission and Town Council) specific to the 16769 Farley Road CUP Modification Application, we ask the planning commission to deny the conditional use permit application and engage with neighborhood residents in a formal manner (i.e. task force) to ensure an equitable result.

We know that the Town of Los Gatos has the ability and a compelling interest to protect residents utilizing the governance rules, regulations, policies and ordinances for people living in Los Gatos. For example, the 2040 General Plan and neutral land-use regulations. The current CUP application for 16769 Farley Road fails to meet these fundamental requirements. We want the Town to protect our fundamental rights by preserving, protecting and complying with the R-1:8 zones to protect the character of our quiet residential neighborhood. The Applicant is asking the Town to ignore its own policies.

When we have spoken with WVMA leadership in the past, they were unable or unwilling to offer a comprehensive plan for the facility as it relates to existing without causing safety issues or reducing the quality for the overall neighborhood. We believe the one off approach, house by house (i.e. plant a tree or install a taller fence for one home) is preventing our ability to work collectively to identify options to mitigate concerns. The lack of transparency and connection within our community is not the type of tone we want to foster.

We would like to work collaboratively with the Town to identify options that will provide the neighborhood and the association a suitable plan allowing us all to exist harmoniously.

For example, some initial thoughts:

- Reduce the height,intensity of glare and hours the lights in the parking lot are illuminating
- No sound amplification outside, at any time
- Limit extended hours to support the month of Ramadan (11PM), no additional late night hours the balance of the year, (cap at 10 PM).
- Limit morning hours of operation to 8AM weekdays and 9AM weekends
- Limit the number of attendees in the morning and late night sessions to 25-50 cars.
- Limit weekend usage (including events) hours of operation (9 AM-8 PM) and capacity
- Restrict parking location usage and mandatory exit route for members/staff on property during early/late hours
- Implement a reservation system for important dates when the highest volume of attendees are anticipated (similar systems are used by WVMA today to register participants, expand this for parking)
- Install curtains on windows facing residences to prevent light pollution in evening and nighttime

Respectfully,



Frontyard - Light Pollution



Backyard Light Pollution

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