



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/25/2026

ITEM NO: 2

ADDENDUM 2

DATE: March 24, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. **Located at 16769 Farley Road.** APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: West Valley Muslim Association, Osmar Ghafoor, President. Applicant: Razi Mohiuddin. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 13 includes additional public comment received between 3:01 p.m., Monday, March 23, 2026, and 3:00 p.m., Tuesday, March 24, 2026.

EXHIBITS:

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

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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

PAGE 2 OF 2

SUBJECT: 16769 Farley Road/U-24-010

DATE: March 24, 2026

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

Received with this 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

From: Craig Leiker <[REDACTED]>
Sent: Tuesday, March 24, 2026 2:10 PM
To: Planning <Planning@losgatosca.gov>
Cc: [REDACTED]
Subject: Strongly Oppose CUP U - 24 - 010

Los Gatos Planning Commission, this letter is to express that my wife & I (two people) **Strongly Oppose** and are unified with many other Los Gatos Residents in opposition to CUP U – 24 – 010.

This expansion is not good and is unfair to residents. Additionally, it is counter to the theme & spirit of the concept of Los Gatos being a non-threatening and peaceful community to live in.

We ask you to join many of us that **OPPOSE CUP U – 010** for the good of the community.

Craig Leiker

From: Mohsen, Raania <Raania.Mohsen@mail.house.gov>
Sent: Tuesday, March 24, 2026 2:37 PM
To: Planning <Planning@losgatosca.gov>
Subject: Public Comment Item #2

Dear Planning Commission:

Please see the attached letter from Rep. Sam Liccardo in support of Agenda Item #2.

If you need anything further, please let us know.

Thank you for your consideration.

Best,

Raania Mohsen, District Director
Office of Congressman Sam Liccardo, CA-16
408-245-2339 Office | 650-350-2770 Cell
[Website](#) | [Instagram](#) | [Facebook](#) | [YouTube](#)



Congress of the United States
House of Representatives
Washington, DC 20515-0516

March 24, 2026

Planning Commission
Town of Los Gatos
110 E. Main St.
Los Gatos, CA 95030

RE: Agenda Item 2. Hearing of WVMA's Request to Modify Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance on Property Zoned R-1:8 – Support

Dear Planning Commission Members,

I generally try to stay out of land use and other local matters, because nobody needs a “helicopter ex-mayor” to tell them how to run their town or city. Accordingly, rest assured that you won’t see many letters like this from me. I make exceptions for two categories of issues, however: for those affordable housing developments in which we’ve worked to invest scarce federal dollars, and when federal Constitutional rights hang in the balance.

For the latter reason, I write in support of the Town of Los Gatos’ efforts to accommodate the West Valley Muslim Association’s (WVMA’s) request for modification of its existing Conditional Use Permit (CUP) at 16769 Farley Road. I understand that Planning staff has endeavored to accommodate expanded hours of operation for morning and night prayers, particularly during the month of Ramadan, a sacred time observed by Muslims worldwide, marked by fasting from dawn to sunset, prayer, reflection, and community. Since the purchase of the property in 2018—previously owned by a Kingdom Hall of Jehovah's Witnesses—WVMA has played an important role in the Los Gatos community by facilitating worship, education, and social connection for Muslim residents and families.

I appreciate the valid and reasonable concerns among neighbors related to traffic, parking, and late-night noise, as well as the Planning Department’s thoughtful consideration of those important objections. For that reason, I support the proposed CUP, which accommodates many of those concerns. I also support any additional negotiation that can produce an outcome that appropriately balances the needs of the surrounding neighborhood with the inviolable First Amendment rights of our community members.

The Town of Los Gatos made a decision many years ago to allow religious gatherings at this site. Religious practice often occurs outside typical business hours. As a Catholic, I routinely attended midnight Mass on Christmas Eve as a child, and our local Latino communities often gather before dawn to celebrate Our Lady of Guadalupe and Las Posadas (typically immediately outside the church) in December. I’m told that observant synagogues operate well

into the evenings for Rosh Hashanah, Yom Kippur, Shavuot, Simchat Torah, Shabbat and Havdalah services, and can hold services in the early morning for some of those holidays. Similarly, Muslims observe prayers early in the morning and in the evening, particularly during the holy month of Ramadan.

The federal Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. §§ 2000cc, et seq. prohibits zoning regulations that impose substantial burdens on free religious exercise. Section 2000cc(b)(1) explicitly prohibits local rules that “treat churches or other religious assemblies or institutions on less than equal terms with nonreligious assemblies or institutions.”

In this case, only a half-dozen doors away from this property, a Jack in the Box operates until 1:00 am on weekends and 12:00 am on other days, accommodating substantial late-night activity. While the fast-food restaurant operates on the corner of Farley Road’s intersection with a busy thoroughfare—Los Gatos Boulevard—its proximity on the same block gives rise to concerns of disparate treatment.

My mother loved her experience growing up in the Town of Los Gatos, as one of the very few Latina girls in the community in the 1940s and 50s. I also grew up nearby in Saratoga, and I know that the Town of Los Gatos has long valued diversity, fairness, and respect for civil liberties. I encourage the Planning Commission to carefully review the proposed conditions to ensure compliance with federal laws and constitutional protections, consideration of surrounding community needs, and equitable treatment of religious institutions.

Thank you for your consideration of my thoughts.

Sincerely,



Sam Liccardo
Member of Congress
16th District of California

From: Margaret Kvamme <[REDACTED]>
Sent: Monday, March 23, 2026 10:46 PM
To: Planning <Planning@losgatosca.gov>
Cc: [REDACTED]
Subject: Public Comment Opposing CUP U-24-410

We have lived at [REDACTED] for 23 years have enjoyed the quiet atmosphere that our neighborhood has embodied until quite recently.

The West Valley Muslim Association should have the same limitations on quiet hours as any other religious institution or organization that operates in an R-1 zone. It is unfair to allow hundreds of people to descend upon a neighborhood pre-dawn, to park until very late-night hours less than 50 feet from homes where people are sleeping and preparing for work and school the following day, and to create the inevitable light pollution, the sounds of talking, running motors, back-up safety humming that many hybrid and e-vehicles make, etc. for 30 days in a row every year, in addition to already very late hours the rest of the year.

We are tolerant of neighbors having an occasional late party, but an annual onslaught of the magnitude and length that WVMA carries out during Ramadan is not appropriate for a residential area.

We value the religious freedom of all of our neighbors, but it seems that the growth of WVMA warrants that they look for a new place for worship if they must do so for 20 hours straight, for 30 consecutive days.

We ask the Planning Commission to use the same standards for this request (CUP U-24-410) that they would apply to an athletic club, church, music studio, school, or any other organization or business. Doing so is not discriminatory; it upholds the rights of all of the citizens of Los Gatos.

Thank you,

Margaret and Damon Kvamme
[REDACTED]

From: Craig M <[REDACTED]>
Sent: Tuesday, March 24, 2026 11:19 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [REDACTED] <[REDACTED]>
Subject: A vote against expanded hours for WVM

Jocelyn,

A very good teacher I had in middle school once said “your rights end where other peoples rights begin”

He then went on to discuss right to play loud music, but not in the middle of the night near where people are trying to sleep, made sense to me.

I’ve been in Egypt during Ramadan and it’s pretty festive and noisy and usually includes young children (think Van Meter during recess). I was often woken up very early during our boat ride on Nile. That’s fine if I am on vacation.

These days in Los Gatos, many people sleep with their windows open and having large groups of people driving/talking/setting up at 4:00AM near residential houses makes it very difficult to sleep for almost a month. That’s not fine for people who are trying to get enough sleep in their homes to get ready for work, children ready for school, etc.

Please reject the proposal for extended hours and keep our neighborhoods safe and quiet.

Regards,

Craig MacNaughton

From: Farley Road Neighborhood Coalition <[REDACTED]>

Sent: Tuesday, March 24, 2026 11:04 AM

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

Subject: SUPPLEMENTAL SUBMISSION: Opposition to WVMA CUP U-24-010 Amendment & Rebuttal to Staff Recommendation

To the Planning Commission,

Please accept this supplemental filing to our formal opposition. Since our initial submission on Friday, the number of households joining our petition has grown from **60 to approximately 70**, representing a clear and unified consensus of the residents impacted by this project.

Video

We are submitting the following video [link](#) which provides visual documentation of the existing violations and safety hazards described in our testimony. We request this be entered into the public record.

Rebuttal to Staff's Recommendation for Approval

We have reviewed the agenda package and must strongly disagree with the staff's implied recommendation for approval. The Planning Commission's primary role is to ensure that any CUP modification strictly adheres to the Los Gatos General Plan and neutral land-use regulations. The current proposal fails to meet these fundamental requirements.

I. Rebuttal to CEQA Finding (Section 15301: Existing Facilities)

Staff finds this project "Categorically Exempt," claiming a "negligible" expansion. This is factually and legally incorrect. In 2020, the applicant secured an 11:00 PM extension by promising only "5-10 cars" would leave late. Their current data admits to 180 vehicles and 850 attendees. This 700% increase in unvetted intensity is an "unusual circumstance" under CEQA Guidelines 15300.2(c). Shifting 180 cars to a 12:00 AM departure in a residential street requires a formal Environmental Impact Report (EIR) to study sleep-disturbance effects.

II. Failure to Comply with the General Plan and Zoning (Section 29.20.190)

The General Plan protects the character of R-1:8 residential zones. Staff's finding that this project is "not detrimental to public welfare" ignores the physical reality of the site. Town Code Section 11.30.010 prohibits noise disturbances between 10:00 PM and 8:00 AM. By requesting a midnight "peak hour" of 180 vehicles, the applicant is asking the Town to ignore its own policies. The Town has a compelling interest in preserving the quiet residential character of this neighborhood; approving this intensity is a direct violation of General Plan requirements.

III. Admission of "Feasibility" Under RLUIPA

The applicant's Executive Summary admits they have already obtained "unorthodox temporary special exemptions" from religious scholars to comply with the existing 11:00 PM limit. Under RLUIPA, a burden must be "**oppressive**" to be illegal. If the applicant has successfully adapted to meet neutral noise and hour restrictions, the current limit is a "mere inconvenience," not a legal

burden. The Town is not required to waive residential protections simply because the applicant prefers a different schedule.

Los Gatos can assert a compelling interest in this matter. In another RLUIPA case, in 2020, the 9th Circuit (OUR circuit) found that towns have a compelling interest when they have legitimate zoning concerns, including **preservation of the quiet residential character of the neighborhood and addressing traffic/noise/disturbance issues from residents**. (Pentecostal Church of God v. Douglas County (U.S. District Court for the District of Nevada, Case No. 3:16-cv-00400, with appeal to the 9th Circuit in 2020) <https://caselaw.findlaw.com/court/us-9th-circuit/2042793.html>)

IV. Failure to Protect Residential Integrity

The applicant argues the "suitability" of the site was settled in 1990. However, the 1990 and 2020 CUPs were based on a fraction of the current intensity. A site may be "suitable" for a 682-seat facility during the day, but it is **entirely unsuitable for a midnight or 4 AM "rush hour"** of 180 cars. Protecting the quiet residential character of the neighborhood and addressing traffic, noise, and disturbance issues (which affect sleep and safety of residents) is a **"compelling governmental interest"** of the highest order. Maintaining the 11:00 PM cutoff is the **least restrictive means** to balance the applicant's needs with the neighborhood's right to health. (For precedent, see Pentecostal Church of God v. Douglas County (U.S. District Court for the District of Nevada, Case No. 3:16-cv-00400, with appeal to the 9th Circuit in 2020) <https://caselaw.findlaw.com/court/us-9th-circuit/2042793.html>)

V. Failure to Address Substantial Public Opposition

To date, the neighborhood has submitted over **30 individual letters of concern and a formal petition** signed by more than 60 families in the affected area opposing this modification. This volume of evidence constitutes a "substantial interest" in the administrative record. We ask for the record: **When and how will these specific letters of concern be formally addressed?** The Town cannot make a finding of "no detriment to public welfare" while simultaneously ignoring the documented testimony of the very public that would be impacted.

VI. Technical Rebuttal to the Noise Analysis (Dated April 29, 2025)

We have identified significant methodological flaws, mathematical errors, and critical data gaps in the applicant's Noise Analysis. These issues—including a total lack of data from the period of greatest impact (Ramadan) and improper meter placement—render the report's conclusions of "no detriment" invalid.

Please see the attached **WVMA Noise Analysis.pdf** for further detailed explanation.

VII. Inadequacy and Illegality of Volunteer Traffic Direction

The applicant proposes using "volunteer monitors" to manage traffic and noise. This is a significant safety and liability concern. Under California Vehicle Code § 21100, the regulation of traffic on public streets must be performed by peace officers or properly trained, authorized employees. Volunteers lack the legal authority, professional training, and equipment to manage 180 vehicles on a public right-of-way. Relying on untrained civilians to mitigate a high-intensity

"rush hour" at midnight is not a viable safety plan and should not be accepted as a condition for approval.

VIII. Inadequacy, Illegality, and Nuisance of Volunteer Traffic Direction

The applicant proposes using "volunteer monitors" to manage traffic. This is a significant safety and liability concern:

- **Illegal Traffic Control:** Under **California Vehicle Code § 21100**, traffic regulation on public streets must be performed by peace officers or authorized, trained employees. Volunteers lack the legal authority and professional training to manage 180 vehicles on a public right-of-way.
- **Actionable Nuisance:** This practice constitutes a direct invasion of privacy. For 30 consecutive nights, residents have been subjected to strange, unvetted men standing within 20 feet of private property at midnight.
- **Loss of Quiet Enjoyment:** This practice directly violates the intent of the **R-1 Residential Zone (Town Code § 29.40.010)**, which is to provide the best possible environment for single-family living. Furthermore, the Planning Commission cannot make the required finding under **Town Code § 29.20.190(a)(3)** because relying on untrained civilians for midnight traffic management is inherently detrimental to the general welfare and safety of the neighborhood.

IX. Documented Traffic Safety Hazards and Federal High-Risk Thresholds

The Town Clerk's official accident reports reveal a documented safety crisis that the Staff Report fails to address. In the last five years, there have been **13 recorded accidents** in this immediate residential vicinity—specifically along **Farley, Flintridge, and Chirco**. These three narrow residential streets serve as the only primary egress for neighbors attempting to reach **Los Gatos Boulevard**. One of these 13 accidents occurred specifically at the **16769 project site**.

According to **Federal Highway Administration (FHWA)** safety protocols, local roads are flagged for high-risk intervention when they exceed 4–5 crashes over a 5-year window. With 13 accidents, this neighborhood hasn't just met the threshold; it has nearly **tripled the federal high-risk limit** for safety mitigation.

Increasing the intensity of use at a documented "collision point" like 16769—especially during a midnight or 4:00 AM "peak hour" of 180 vehicles—directly contradicts the required finding under **Town Code § 29.20.190(a)** that the use will not be "detrimental to the public health, safety, or welfare." The Commission cannot, in good faith, find "no detriment" when the Town's own data shows that the only path to the boulevard and freeway is already at its statistical safety limit.

01/01/2020 - 03/12/2026					
Date	Time	Location	Type of Collision (Note if Other)	Primary Collision Factor	Offense #1 Desc
10/21/2020	1836	FARLEY RD/FLINTRIDGE DR		22350 CVC	Collision Report No Injury
10/05/2021	1002	UNIVERSITY AVE/FARLEY RD	X	VC 21804 (a)	Collision Report with Injuries
3/31/2023	2036	16769 FARLEY RD	1182	No Report Taken	Vehicle accident w/no injuries
01/11/2024	1340	LOS GATOS BLVD/FARLEY RD		21804(a) VC	Collision Report with Injuries
03/25/2025	1127	UNIVERSITY AVE/FARLEY RD W	X	21460.5(c)	Collision Report No Injury
7/18/2025	2129	FARLEY RD/LOS GATOS BLVD	1182	No Report Taken	Vehicle accident w/no injuries

Date	Time	Location	Type of Collision (Note if Other)	Primary Collision Factor	Offense #1 Desc
04/24/2022	0	BENEDICT LN/CHIRCO DR		23152	Hit and Run property damage only
10/14/2022	2020	CHIRCO DR/BENEDICT LN		21658 VC	Hit and Run property damage only
12/21/2022	1453	BENEDICT LN/CHIRCO DR		22350 CVC	Collision Report No Injury
04/21/2023	1555	16760 CHIRCO DR		CVC 22013	Collision Report with Injuries
06/11/2024	910	LOS GATOS BLVD/CHIRCO DR			Collision Report with Injuries
12/17/2024	1140	LOS GATOS BLVD/CHIRCO DR		22350	Collision Report No Injury
02/02/2025	1101	LOS GATOS BLVD/CHIRCO DR		21801(a)	Collision Report with Injuries
08/02/2025	1127	LOS GATOS BLVD/CHIRCO DR		21658(a)	Collision Report No Injury
12/11/2025	1432	LOS GATOS BLVD/CHIRCO DR		21804	Collision Report with Injuries

Conclusion

The Commission must distinguish between the *identity* of the user and the *physical impact* of the proposed use. The requested modification fails the "Public Welfare" test because the **physical location** cannot mitigate the noise of 180 vehicles at midnight. We urge the Commission to reject the Staff's findings and require a formal Noise Study and CEQA Review.

Sincerely,

Farley Road Neighborhood Coalition

[REDACTED]

PETITION TO OPPOSE MODIFICATION OF CUP FOR 16769 FARLEY ROAD

TO: Town of Los Gatos Planning Commission / Town Council

RE: Application for Expanded Hours – West Valley Muslim Association (WVMA)

ZONING: R-1:8 (Single-Family Residential)

WE, THE UNDERSIGNED RESIDENTS of the impacted residential streets (**Farley, Frank, Flintridge, Chirco Court, Corcel Court, Benedict Lane, Augustine Ave, and Izorah Way**), formally oppose the request to expand the hours of operation at 16769 Farley Road. The applicant's justification documents fail to address critical infrastructure deficits and the resulting safety risks to our families. We request a **DENIAL** based on the following:

1. CRITICAL FIRE HAZARD & EMERGENCY ACCESS RISK

The applicant admits to a standing capacity of 1,217 people (~304 vehicles) but provides only 180 parking spaces, resulting in a massive 41% parking deficit (124 missing spaces).

- Safety Deficit: The applicant admits their commercial-grade gate is inoperable, a direct violation of Fire Code egress (exit) requirements for a high-occupancy assembly.

2. INCOMPATIBLE "REGIONAL SCALE" IN AN R-1 ZONE

An occupancy of 1,217 people is larger than the student body of Fisher Middle School (~1,100).

- The Mismatch: Operating a "high-school-sized" assembly at 4:00 AM and 12 AM in an R-1:8 residential zone is a radical intensification of use.
- Substandard Infrastructure: Our streets lack streetlights and sidewalks. Forcing hundreds of vehicles onto dark, shoulder-only roads during sleeping hours creates an unacceptable risk of pedestrian-vehicle accidents.

3. FLAWED DATA & UNENFORCEABLE MITIGATION

- Irrelevant Noise Study: The applicant's 2025 noise study was conducted outside of peak Ramadan hours, failing to measure the true impact of 1,200+ people arriving in the predawn hours.
- The "Honor System" Flaw: 35% of the applicant's proposed mitigations rely on "reminders" and "signs," which the Town cannot legally enforce.
- Statistically Invalid Outreach: The applicant's "Neighborhood Outreach" report is deceptive. While there are over 100 neighbors in the immediate impacted area, the applicant only identified 35 properties and successfully contacted only 15. This means nearly 85% of the neighborhood was never directly engaged, proving a total lack of community consensus.

4. PREFERENCE OVER NECESSITY

The applicant admits they have access to the Saratoga Prospect Center but find it "logistically challenging." Under Town Code, "applicant convenience" is not a legal justification for a CUP modification that permanently destroys the "quiet enjoyment" and safety of a residential neighborhood.

ELECTRONIC SIGNATURE LOG

By providing my name and address below, I electronically sign this petition and authorize its submission to the Town of Los Gatos for the official public record.

#	Name	Physical Address	Date
1	Cortney Bui	[REDACTED]	2/19/2026
2	Kim & Jim Ratcliff	[REDACTED]	3/7/2026
3	Roger & Ann Bundlie	[REDACTED]	3/7/2026
4	Lisa Kimmey	[REDACTED]	3/8/2026
5	Nguyet Huynh	[REDACTED]	3/8/2026
6	Mary Hogan	[REDACTED]	3/8/26
7	[REDACTED]	[REDACTED]	3/8/26
8	Mark Leonard	[REDACTED]	3-9-26
9	Kathleen Hess	[REDACTED]	3/8/26
10	Howard Goodman	[REDACTED]	3/8/26
11	Jeff Shih	[REDACTED]	3/8/26
12	Brian Thompson	[REDACTED]	3/8/26
13	Rita Skubis	[REDACTED]	3/8/26
14	David Kau	[REDACTED]	3/8/26
15	Genady Leyfman	[REDACTED]	3/8/26
16	Sueling Clo	[REDACTED]	3/8/26
17	Brad Kerst	[REDACTED]	3/8/26
18	Christine Kerst	[REDACTED]	3/8/26

19	Kevin Phillips		3/8/26
20	Yassmine and Al Daryani		3/8/26
21	Rose and Truc Dam		3/8/26
22	Gareth Williams		3/8/26
23	Hongzhi Zhao		3/8/26
24	Chigiy Edson		
25	Jinping Yang & Zhuo Wang		3/11/26
26	Rich Stephens		3/11/26
27	Claire McCrae		3/11/26
28	Barbara & Mike Page		3/11/26
29	Dai Mac		3/11/26
30	Miriam Ventovill		3/11/26
31	Larry Kuinn		3/11/26
32	Ling Chen		3/11/26
33	Mei Ling		3/11/26
34	Jim and Marnette Atkinson		3/11/26
35	Rajeev Kavalapara		3/11/26
36	Tony Luzit		3/11/26
37	Mark Lester		3/12/26
38	Anne and Jeremy Braidish		3/12/26
39	Tony Nguyen		3/12/2026
40	Jim Kim		3/12/2026
41	Sharath Raghava		3/12/2026
42	Susan and Michael Stenman		3/12/2026
43	Subhendra Ghosh		3/12/2026

44	James and Emma Garner	[REDACTED]	
45	Robert Gore	[REDACTED]	3/12/2026
46	Khoa Tran	[REDACTED]	3/11/2026
47	Alex Grabovac	[REDACTED]	3/12/2026
48	Neeleshkumar Gadhia	[REDACTED], Los Gatos CA 95032	3/12/2026
49	Margaret and Damon Kvamme	[REDACTED]	
50	Kristina Branch	[REDACTED]	
51	Rupa Pai	[REDACTED]	3/13/2026
52	Zheng Yuan	[REDACTED]	3/13/2026
53	Ed Damore	[REDACTED]	03/13/26
54	Anant Kanetkar	[REDACTED]	03/13/26
55	Paul and Carleen Schomberg	[REDACTED]	3/13/26
56	Tehua Lin	[REDACTED]	3/16/26
57	Sarita Kinkaid	[REDACTED]	3/16/26
58	Jubie and Troy Jaramillo	[REDACTED]	3/16/26
59	Jack Hosmer	[REDACTED]	3/16/26
60	Benjamin Ng and Chi Ching Wong	[REDACTED]	3/19/26
61	Martha Doherty	[REDACTED]	3/21/26
62	Beth Grimes	[REDACTED]	3/22/26
63	Dan O’Gorman	[REDACTED]	3/23/26
64	William Dehorn	[REDACTED]	3/23/26
65	Melinda Wellington	[REDACTED]	3/23/26
66	Andrea Shelton	[REDACTED], Los Gatos	3/23/26

67	Mark Shelton		3/23/26
68	Henrietta Moretti		3/23/26
69	Michael Stenman		3/23/26
70	Craig and Varunee MacNaughton		3/23/26
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Subject: Request to Rescind Acceptance of the Incomplete West Valley Muslim Association Noise Analysis Report (April 29, 2025) and Require a Revised Comprehensive Nighttime & Ramadan-Specific Assessment

Dear Town of Los Gatos Planning Staff and Decision-Makers,

I am writing as a concerned resident regarding the proposed extended hours of operation for the West Valley Muslim Association (WVMA) at 16769 Farley Road. I respectfully request that the Town **rescind acceptance** of the submitted "West Valley Muslim Association Hours of Operation Noise Analysis" report dated April 29, 2025, as it is incomplete, contains clear methodological flaws, and fails to meet the requirements of the Town's Noise Ordinance (Chapter 16.20) and General Plan policies (Environment and Sustainability Element, Section 8.11 and Policies ENV-18.3 and ENV-19.1).

The General Plan explicitly recognizes that "exposure to excessive noise is considered a detriment to well-being and contributes to undue stress, sleep and concentration disturbance, and other health issues." Goal ENV 18 states as a goal "Consider existing and future noise levels when making land use decisions in order to protect people from exposure to excessive noise levels, as defined for each land use type. Particular attention will be given to protecting noise sensitive land uses." Policies ENV-18.3 and ENV-19.1 require exterior noise levels to be evaluated against compatibility criteria (Figure 8-6) and mandate a licensed acoustician's study with recommendations to reduce impacts to the maximum extent allowed by the Noise Ordinance. The current submission does not satisfy these standards.

Specific Deficiencies in the Submitted Report

The report contains the following serious issues:

1. Failure to Evaluate LDN (Day-Night Average Sound Level) with Nighttime Penalty

The General Plan Noise section (8.11) defines and relies on the Day-Night Average Sound Level (Ldn), which applies a +10 dB penalty to nighttime hours (10:00 p.m.–7:00 a.m.). Projected 2040 noise contours are shown in Ldn (Figure 8-5), and compatibility is assessed using Ldn-based criteria (Figure 8-6). The submitted report does not calculate or report Ldn (or any equivalent 24-hour metric with nighttime penalty) for existing or post-development conditions. This is a critical omission for evaluating nighttime impacts, especially during curfew hours.

2. Inappropriate Sound Level Meter Placement

Long-term ambient monitors (LT-1, LT-2, LT-3) were placed approximately 12 feet above grade on trees or utility poles. This elevated height does not represent typical exposure at adjacent residential properties. Measurements should have been taken at or near the point of reception — along the property line plane, at breathing-zone height (~4–5 ft), or adjacent to bedroom façades — to accurately assess impacts on sleeping residents.

3. All Measurements Conducted Outside of Ramadan – The Primary Period of Concern

The report states: “We conducted three long-term ambient noise measurements between January 31 and February 11th.” Short-term event monitoring occurred on February 6 and 7, 2025 (a typical community event arrival and departure) — well before Ramadan 2025 (approximately February 28 to March 30, 2025).

The most significant proposed extension — to 11:30 p.m. during the 30-day month of Ramadan — applies specifically during this religious observance, when attendance is substantially higher, taraweeh prayers extend later, and vehicle traffic/egress occurs closer to or after 10 p.m. No data, modeling, or analysis addresses this larger neighborhood impact. The analysis relies entirely on non-Ramadan conditions and therefore cannot demonstrate compliance during the exact period under contention.

4. Omission/Inadequate Evaluation of Curfew Noise Disturbance Provisions (§16.20.010)

The report focuses primarily on quantitative property-line limits (§16.20.015) but omits or inadequately addresses the separate, fully enforceable subjective provisions in §16.20.010 (Curfew Noise Disturbance, 10 p.m.–8 a.m.). These prohibit noise that disturbs the sleep of persons within 100 feet of any sleeping area or unreasonably disturbs persons of ordinary sensitivity, even if averaged levels are met. Intermittent vehicle noises (car doors, engines, conversations) during late departures can disturb sleep without exceeding Leq averages.

Even accepting the report’s use of maximum allowable levels under §16.20.015, the non-Ramadan event data showed levels approaching or exceeding weekend/holiday nighttime thresholds, and the lack of Ramadan-specific measurements (plus no Ldn analysis) makes the conclusions unreliable for the proposed extended hours.

Weekend and Holiday Ambient/Max 43/49 dBA	Reported LT-1*	Reported LT-2*	Reported LT-3*
2/7/2025 8-9 PM	49 dBA	53 dBA	53 dBA
2/6/2025 9-10 AM	53 dBA	56 dBA	53 dBA

**Measured at 12 ft, not at level of windows of neighboring properties’ bedrooms. Average noise levels are reported. No reports from curfew time or during Ramadan.*

*** Additional reported values “accounting for fences” are included in the report and excluded here as these are estimates or extrapolations based on assumptions about fences.*

Required Revised Noise Impact Assessment

Before any further consideration or approval of the application, the Town must require the applicant to submit a complete revised study prepared by a licensed acoustician that includes, at minimum:

1. **LDN and night metrics** — Full calculation and reporting of 24-hour LDN (with the standard +10 dB nighttime penalty from 10:00 p.m.–7:00 a.m., per General Plan Section 8.11) and

- explicit night metrics (Leq,n or Lnight for 10 p.m.–8 a.m.) for existing and post-development conditions, including compatibility with Figure 8-6.
2. Hourly predictions — Predicted hourly Leq for a typical 24-hour day for existing and post-development conditions, including all event scenarios.
 3. Event-night analysis — Quantify noise for all expected event scenarios (especially during Ramadan), show predicted hourly levels on event nights, and state the expected number of nights per year each scenario will occur.
 4. Cumulative contribution — Show the project's incremental contribution (delta dB) to ambient noise for night and 24-hour periods.
 5. Representative monitoring — Continuous 24-hour monitoring at representative receptor locations (multiple non-event weekdays/weekends **and** at least one larger event/Ramadan-comparable night) or equivalent validated modeling based on such data.
 6. Monitor heights and indoor impacts — Place monitors at outdoor breathing-zone/façade heights (1.5–1.8 m) adjacent to ground-floor and upper-story bedrooms; provide façade and indoor bedroom predictions or in-room measurements (windows open/closed) to assess sleep-period exposures.
 7. Raw data and QA/QC — Submit raw measurement files (1-minute Leq CSV or WAV), instrument make/model/serial numbers and calibration certificates, weather logs, and full data processing methodology.
 8. Mitigation and enforceability — If night or event limits may be exceeded, provide specific mitigation (e.g., barriers, operational curfews, event caps, traffic management) with predicted post-mitigation levels and an enforceable monitoring and penalty plan, including post-occupancy verification.
 9. Peer review — Agree to independent municipal peer review of the revised report at the applicant's expense if requested.
 10. Deadline — Resubmit the revised report within 21 days, or treat the application as incomplete.

Rationale

Because the General Plan recognizes that excessive noise harms well-being, defines and relies on LDN with a nighttime penalty, and requires compatibility-based assessments and licensed acoustician reports, intermittent or nighttime increases — even if limited to certain hours or nights — must be evaluated with LDN metrics, hourly/night analysis, façade/indoor assessment, event-frequency quantification (especially during Ramadan), and enforceable mitigation before any approval.

I respectfully request that the Town confirm receipt of this letter and inform me of the date by which it will require the revised assessment and rescind acceptance of the current incomplete report.

Thank you for your attention to these critical technical and procedural issues. Protecting residential nighttime peace and sleep is a core objective of the Town's Noise Ordinance and General Plan.

From: Johanes Swenberg <[REDACTED]>
Sent: Monday, March 23, 2026 6:42 PM
To: Planning <Planning@losgatosca.gov>
Cc: [REDACTED]
Subject: Public Comment Opposing CUP U-24-010"

Dear Los Gatos Town Council Members,

I am writing as a concerned resident of Los Gatos to urge you to deny the requested modification to Conditional Use Permit U-24-010.

Town staff have recommended approving major expansions to operating hours:

- Morning start as early as ~4:00–5:30 AM (1.5 hours before sunrise, vs. current 8:00 AM)
- Nightly end at 10:30 PM (vs. current 10:00 PM)
- During Ramadan: until 12:00 AM (vs. current 11:00 PM)

However, this would create a nearly 20-hour daily operation, allow unlimited events and rentals and grant an extra 30 minutes for vehicles to exit.

These changes would leave nearby residents — including 15 households sharing a property line — with only about four hours of quiet enjoyment per day in an R-1 residential zone for at least one month each year.

This is not about any specific organization. It is about applying the same reasonable standards to every organization or resident in residential areas, protecting public health, safety, and neighborhood character.

I respectfully ask the Town Council to deny this CUP modification and maintain consistent zoning rules for all residential zones. One standard across our town.
Please support the over 70 neighbors in the area who ask for this denial.

Thank you for protecting our community's quality of life.

Sincerely,

Johanes swenberg
[REDACTED]
Los Gatos

From: Jean Mundell <[REDACTED]>
Sent: Monday, March 23, 2026 5:22 PM
To: Planning <Planning@losgatosca.gov>
Subject: Public Comment Item #2

I am a member of the Social Justice Committee of the United Methodist Church. I urge you to allow the necessary changes in the use permit for the Los Gatos Islamic Center. The people attending their Mosque in Los Gatos should be able to practice all aspects of their religion, and to deny this is to limit how they observe the tenets of Islam.

Thank you.

Jean Mundell, [REDACTED], Los Gatos <[REDACTED]>

From: Margaret Kvamme [REDACTED]
Sent: Monday, March 23, 2026 10:46 PM
To: Planning <Planning@losgatosca.gov>
Cc: [REDACTED]
Subject: Public Comment Opposing CUP U-24-410

[EXTERNAL SENDER]

We have lived at [REDACTED] for 23 years have enjoyed the quiet atmosphere that our neighborhood has embodied until quite recently.

The West Valley Muslim Association should have the same limitations on quiet hours as any other religious institution or organization that operates in an R-1 zone. It is unfair to allow hundreds of people to descend upon a neighborhood pre-dawn, to park until very late-night hours less than 50 feet from homes where people are sleeping and preparing for work and school the following day, and to create the inevitable light pollution, the sounds of talking, running motors, back-up safety humming that many hybrid and e-vehicles make, etc. for 30 days in a row every year, in addition to already very late hours the rest of the year.

We are tolerant of neighbors having an occasional late party, but an annual onslaught of the magnitude and length that WVMA carries out during Ramadan is not appropriate for a residential area.

We value the religious freedom of all of our neighbors, but it seems that the growth of WVMA warrants that they look for a new place for worship if they must do so for 20 hours straight, for 30 consecutive days.

We ask the Planning Commission to use the same standards for this request (CUP U-24-410) that they would apply to an athletic club, church, music studio, school, or any other organization or business. Doing so is not discriminatory; it upholds the rights of all of the citizens of Los Gatos.

Thank you,

Margaret and Damon Kvamme
[REDACTED]

From: Tooba Ahmed <[REDACTED]>
Sent: Monday, March 23, 2026 9:52 PM
To: cup@wvmuslim.org <cup@wvmuslim.org>; Jocelyn Shoopman
<jshoopman@losgatosca.gov>
Subject: Support for WVMA's Modified Use Permit

Dear Honorable Members of the City Council,

I am writing to you as a Los Gatos community member who works in this town and has deep and longstanding ties to Los Gatos and the West Valley Muslim Association (WVMA).

WVMA is more than a place of worship; it is a cornerstone of community life. It serves families, youth, young professionals, seniors, and neighbors from all backgrounds through educational programs, service initiatives, interfaith partnerships, and providing a space for worship and connection. It is a place where people come not only to pray, but to belong.

I have seen firsthand the impact WVMA has on our community. I have watched children, such as my own, who have walked in shy and unsure and over time find their voices, their confidence and a sense of identity through the programs offered. I have seen families, many who are new to the area, find connection and community within its walls. I have seen youth work together and engage in service projects, such as preparing hygiene kits and meals for the unhoused and learning the value of giving back to their community. I have also seen seniors, who may otherwise live quiet and isolated lives, find companionship, care and a renewed sense of joy through the friendships they build at the mosque. WVMA is a place where people look out for one another and where no one feels alone. This is where a true sense of community is lived and experienced everyday. These are not abstract benefits. They are real, tangible outcomes that strengthen the broader Los Gatos neighborhood and community.

The requested CUP modifications are modest and rooted in the genuine needs of the community. They are about the simple but essential ability to practice one's faith fully in a way that aligns with both religious obligations and the practical demands of everyday life, such as work and school. At its core, this request is about something fundamental: the ability for residents of Los Gatos and surrounding areas to practice their faith safely and with dignity. As a minority community, having a space like WVMA is essential as it offers a sense of safety, belonging and freedom to practice and grow without fear.

Los Gatos has long been a town that values inclusion, community, and mutual respect. I respectfully urge the Council to uphold these values by approving WVMA's CUP modification request.

Thank you for your time and your thoughtful consideration.

Sincerely,
Tooba Ahmed

From: Iqra Shaikh <[REDACTED]>
Sent: Monday, March 23, 2026 8:02 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA Conditional Use Permit

Dear Jocelyn Shoopman,

As a proud American, born and raised in the Bay Area, and a member of the WVMA Community, I am writing to express my support for the WVMA Conditional Use Permit.

Prayer is an essential part of the Islamic faith--it is one of the pillars of Islam. It provides time and space for connection with the creator. A connection that Muslims around the world make 5-time a day including before sun rises and after the sun sets.

In a world wrought with loneliness and distractions, prayer offers reflection and respite. When prayed in congregation, it offers a chance for connection with the community. WVMA is that community and that space for Muslims in Los Gatos and the surrounding areas.

My father loves the mosque—it is his happy place. Every morning, he goes to the mosque to pray. Every night, if possible, he goes to the mosque to pray. As a child, I would go with him and often appreciated the solitude of the early hours and late nights.

One of the blessings of being in America is that people are free to practice their religions and religious beliefs. I kindly request that the conditional use permit for our facility on Farley Road are accepted. In addition, I would like to kindly ask if the terms of the conditional use permit could, if possible, become permanent.

Thanks for your time and consideration, I know the WVMA has been an important part of the Muslim Community in the Bay Area, and we are grateful to the City of Los Gatos for hosting our beautiful community.

Kind regards,

Iqra Shaikh

From: Michelle Noskowski <[REDACTED]>
Sent: Monday, March 23, 2026 7:42 PM
To: Alexa Nolder <ANolder@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Farley Road CUP Modification

March 23, 2026
Jocelyn Shoopman
Alexa Nolder
Planning Commission
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030
Re: Modification of Conditional Use Permit U-24-010
West Valley Muslim Association / Los Gatos Islamic Center
16769 Farley Road, APN 424-21-062
Expanded Hours of Operation in Residential Neighborhood

Dear Jocelyn, Alexa, and Members of the Planning Commission:

As a resident of Los Gatos for 34 years, I am writing regarding the West Valley Muslim Association's (WVMA) request to modify their existing Conditional Use Permit (U-24-010) to allow limited expanded hours of operation, particularly during Ramadan, for religious observances such as pre-dawn Fajr prayers and evening Taraweeh prayers/iftars.

I do not support this modification of the conditional use permit. There should be no use on this property except during regular hours from 8:00 a.m. to 8:00 p.m. This is a residential neighborhood. This impacts many people's schedules, lives and property values. However, if the applicant meets standard CUP expectations for any institutional use in a residential zone—specifically addressing parking enforcement, and noise through clear, verifiable, and enforceable conditions I could see allowing use up to 10:00 p.m. and not before 8:00 a.m. on a very limited basis.

1. Parking Requirements and Enforcement

The facility has 180 onsite parking spaces, which is obviously insufficient for peak attendance.

- The applicant shall fully accommodate additional parking needs onsite, or through a definitive, enforceable off-site parking plan.
- No street parking shall be permitted in the surrounding residential neighborhood at any time by the applicant.
- The Town shall install and maintain appropriate permanent "No Parking" signs on affected streets.
- The Police Department shall enforce these restrictions through regular patrols, similar to other residential parking rules or CUP conditions.

These measures ensure compliance and mirrors what is required of any other applicant generating traffic in similar zones.

2. Noise Compliance and Monitoring

Expanded hours must adhere strictly to the Town's noise ordinance (Chapter 16), including the 10:00 p.m. curfew for disturbing noises and property-line dBA limits in residential areas. Additionally, no use before 8:00 a.m. No exemptions should apply—the applicant is subject to the same standards and enforcement as any other entity.

To verify compliance proactively: **Sound Level Monitoring and Reporting Requirement**

To verify ongoing compliance with Chapter 16 (Noise Ordinance) of the Los Gatos Municipal Code—including the 10:00 p.m. curfew for disturbing noises (§ 16.20.010), exterior property-line noise limits (§ 16.20.015), and prohibitions on excessive or unreasonable sounds—the applicant shall implement a sound level monitoring program during periods of extended or high-attendance operations (e.g., Ramadan nights or any events extending beyond 10:00 p.m.).

- Monitoring shall use a calibrated Class 2 or higher sound level meter (meeting IEC 61672-1 or ANSI S1.4 standards, with A-weighting and slow response time).
- Spot measurements at representative property line locations closest to residences, during peak departure/activity times after 10:00 p.m.
- Submit a Noise Monitoring Report quarterly (within 30 days after quarter-end) with data tables, compliance summary, any exceedance explanations/corrections, and certification under penalty of perjury.
- Failure to monitor/report/address issues shall constitute a CUP violation.

These measures ensure compliance and mirrors what is required of any other applicant generating sound or noise in similar zones.

Promotion of Fairness: By adopting the measures any applicant would have to abide by, the applicant is able to serve its congregation during key religious times, and the legitimate concerns of neighbors who have been impacted by the applicant's use, would certainly be calmed. This seems like a fair solution.

Additionally, if this is approved there should be some assessment on the applicant which would address loss of property values for all neighbors impacted.

Thank you for your thorough review. I look forward to a balanced outcome at the March 25, 2026, hearing.

Sincerely,

Michelle Noskowski

From: Rusty Dehorn <[REDACTED]>
Sent: Monday, March 23, 2026 3:29 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: expanding the operating hours of Mosque on 16769 Farley Rd.

Hi Jocelyn-

I'm a Los Gatos resident at [REDACTED] but lived at [REDACTED] until September of 2023 which shares about 25 feet of fence with the Mosque. It has been painful to watch and hear about what my former neighbors are dealing with regarding the use of the Mosque. The Mosque population is not abiding by their current use permit and now they want further expanded hours and more people permitted.

We invest large amounts of money to live a neighborhood life in Los Gatos. We depend on the town to stand up for current residents and enforce laws that protect the character of Los Gatos. I know this can be intimidating when large religious organizations, state laws and federal laws get involved. But please stand up for residents and not approve the new CUP.

Thanks,

Rusty Dehorn
[REDACTED]

3/23/2026

We, the undersigned members of the Los Gatos Interfaith Clergy Association, write to express our strong support for our Muslim neighbors at the West Valley Muslim Association as they seek a modification to their Conditional Use Permit that would allow them to fully practice their faith and serve their community.

As leaders representing diverse faith traditions in our region, we believe that the ability to gather for worship is a fundamental and cherished right in our country. Houses of worship are not only places of prayer but also vital centers of service, compassion, education, and community building. The West Valley Muslim Association has long been a welcoming presence in the region, offering spiritual guidance, charitable work, youth programming, and opportunities for people of many backgrounds to learn about and connect with their Muslim neighbors.

The requested permit modifications are modest and reasonable accommodations that would allow the community to observe essential daily prayers and the special practices of the holy month of Ramadan. These include early morning prayer before sunrise, evening prayers that may extend later in the summer months, and extended congregational prayers during Ramadan, a sacred period of reflection, charity, and community gathering for Muslims around the world.

Providing reasonable space for these practices allows Muslim residents of Los Gatos and the surrounding communities to worship safely and openly within their own city. Just as churches, synagogues, temples, and other houses of worship are supported in gathering their congregations, we believe Muslim residents deserve the same opportunity to practice their faith with dignity and belonging.

A vibrant and welcoming city makes room for the religious and cultural traditions of all its residents. Supporting the West Valley Muslim Association in these modest adjustments affirms Los Gatos' commitment to religious freedom, pluralism, and mutual respect.

As interfaith partners, we stand alongside our Muslim neighbors and respectfully urge the City Council to approve these permit modifications so that this community can continue to gather, worship, and contribute to the civic and spiritual life of our region.

Signatories

Rabbi Rafi Ellenson, Congregation Shir Hadash
Cantor Devorah Felder-Levy, Congregation Shir Hadash
Lorraine Hepworth - Church of Jesus Christ of Latter-day Saints
Scott Hepworth - Church of Jesus Christ of Latter-day Saints
Rev. Dr. David G. Watermulder- Presbyterian Church of Los Gatos
Jeff Cole - The Church of Jesus Christ of Latter-day Saints
Hyujae Lee - Los Gatos United Methodist Church
The Rev. Ricardo Avila – St. Luke's Episcopal Church, Los Gatos
Rabbi Hugh Seid-Valencia, Jewish Silicon Valley
Jane Najour, St Mary of the Immaculate Conception Parish

From: Lorraine Hepworth <[REDACTED]>

Sent: Monday, March 23, 2026 3:24 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>;
cup@wvmuslim.org <cup@wvmuslim.org>

Cc: [REDACTED] <[REDACTED]>; Rabbi Rafi Ellenson
<[REDACTED]>

Subject: Letter of support from Los Gatos Interfaith Council

Jocelyn,

Many members of our Los Gatos Interfaith Council prepared and signed this letter in support of the West Valley Muslim Association for their hearing on Wednesday evening. See attached.

Look forward to seeing you Wednesday.

Lorraine Hepworth

[REDACTED]