



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/22/2026

ITEM NO: 3

DESK ITEM

DATE: April 22, 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 30 includes supplemental information from the applicant.

Exhibit 31 includes additional information from the applicant's legal counsel.

Exhibit 32 includes Commissioner comments.

Exhibit 33 includes additional public comments received between 3:01 p.m., Tuesday, April 21, 2026, and 11:00 a.m., Wednesday, April 22, 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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PAGE 3 OF 3

SUBJECT: 16769 Farley Road/U-24-010

DATE: April 22, 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

Received with this Desk Item Report:

30. Supplemental Information from the Applicant

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

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Supplemental Statement in Support of Approval – Request for Decision
04/22/2026

Address: 16769 Farley Road, Los Gatos CA 95032

Property Zoned: R-1:8

APN: 424-21-062

Owner and Applicant: West Valley Muslim Association (WVMA)

Conditional Use Permit Application: U-24-010

Planner: Jocelyn Shoopman, Senior Planner, Town of Los Gatos

SUPPLEMENTAL STATEMENT IN SUPPORT OF APPROVAL – REQUEST FOR DECISION

The West Valley Muslim Association (“WVMA”) respectfully submits this letter as a desk item for the April 22, 2026 hearing. Planning Staff has carefully reviewed this application for 19 months, made all required CUP findings, and recommends approval. We respectfully request that the Commission follow Staff’s recommendation.

1. Mediation: We Have Acted in Good Faith

- Following the March 31 hearing, WVMA immediately requested a meeting, proposed equal cost-sharing, identified a no-cost mediator (Jeffrey Blum) with April 17 availability, and offered four additional no or low-cost government mediation services. The neighbors rejected the free mediator, did not accept any low-cost options, declined to share costs, and their own research found professional mediator availability only in Fall 2026, while we were able to identify availability as early as May 2026. We met on April 16; no meaningful progress was made.
- A single day of professional mediation typically costs \$10,000–\$14,000, approximately \$5,000–\$7,000 per side. We proposed cost-sharing arrangements that would have been very modest if shared among the claimed 70 participating households. The neighbors’ unwillingness to share that cost – while simultaneously requesting continuances – signals delay rather than good-faith engagement.
- Time is of the essence. This application has been pending for 19 months. Beginning in May, our Isha (night) prayer will occur just before or after 10 PM. We need clarity on whether we may use our facility until 10:30 PM and allow congregants to depart by 11 PM.

2. What the Neighbors Have Asked

- **Reduce our operating hours:** Our five daily prayers and Ramadan Taraweeh are mandated by Islamic faith, tied to sunrise and sunset, and cannot be moved. Every mosque in the Bay Area follows the same prayer schedule. The 2020 CUP already permits all of these prayers, including pre-sunrise Fajr. We are requesting only a modest evening extension as sunset shifts later in summer. This is precisely what RLUIPA protects against – it is not in our power to change prayer times mandated by our faith.
- **Make “meaningful” changes – without specifying them:** We have already made 20+ changes addressing traffic, lighting, and noise, and reviewed and responded to each of the 11 items our closest neighbor submitted. At the April 16 meeting, we again asked what specific additional measures would be meaningful. No items were identified. Without these specifics, it has been challenging to move negotiations forward.
- **Provide a “holistic plan”:** The draft conditions of approval ARE the holistic plan: normal operating hours for 11 months; Ramadan late-hours for one month; noise standards meeting all Town requirements day and night; parking and traffic management; carpooling outreach; full compliance with current and future laws; and a one-year compliance review. WVMA has voluntarily accepted conditions more comprehensive than those of any other religious institution in Los Gatos. We are also open to exploring Town-led improvements on Farley Road – sidewalks, crosswalks, lighting, lane markers, speed bumps – and see this as a potentially fruitful area for solutions. This ongoing dialogue does not require a continuance.

At the April 16 meeting, it became clear that what the neighbors ultimately want is for us to compromise on the number of prayers, the length of Ramadan prayers, or change when they occur. This is the one thing we cannot do – it is precisely the burden RLUIPA prohibits. We remain committed to working with neighbors on practical concerns, but we cannot compromise on religious observance itself.

3. What Is Actually Being Requested: Current vs. Proposed

The table below compares the current usage and the 2020 CUP, with the proposed draft conditions of approval. We request that any decision of the Planning Commission be based on objective data, grounded in facts, on current laws, and obtained from professionals such as the Town Engineer and other qualified professionals.

Category	Current Conditions	Proposed Conditions
Facility	3 Auditoriums approved in 1990 for 682 seats, and 186 parking spaces. This site has been used continuously as a religious facility since at least 1963.	No change in facility size. Proposed increase to on-site parking spaces in the future.
Pre-Sunrise Prayers	No explicit start hours	Limited to 1.5 hours before sunrise. On shortest days of the year (Dec 21-25): - Prayer Service Time: 6:30 AM - Sunrise: 7:18 AM On longest days of the year (June 21-25) - Prayer Service Time: 5:00 AM - Sunrise: 5:48 AM
Night Prayers	Allowed, with: - Hours of operation: 10 PM	Allowed, with: - Hours of operation: 10:30 PM (+30 min) - Clear parking lot: 11 PM (+1 hour)
Ramadan Prayers	Allowed, with: - Hours of operation: 11 PM	Allowed (until 2041 Ramadan is in winter): - Service end: 11:30 PM (+30 min) - Clear parking lot: 12 Midnight (+1 hour)
Hours – 11 months of the year	Start: No start time specified End: 10 PM	Start: 4:20 AM to 5:50 AM End: 10:30 PM, Lot closed: 11 PM
Hours – 30 days of Ramadan	End: 11 PM	End: 11:30 PM, Lot closed: Midnight (until 2041 while Ramadan is in winter)
Safety	No objective data that safety has been a concern. The Town Engineer has not identified any safety concerns in the record. No incidents related to safety. We are not aware of any concerns raised by either the Los Gatos Police Department or the Santa Clara County Fire Department.	Open to exploring Town-led improvements – sidewalks, crosswalks, lighting, lane markers, speed bumps, etc. All vehicles parked shall maintain emergency vehicle access.

Category	Current Conditions	Proposed Conditions
Traffic	No requirement for any traffic management. WVMA has voluntarily implemented traffic management.	Active traffic management with parking attendants.
	No accidents or cited speeding incidents related to WVMA, despite increased patrols by Los Gatos Police.	Ensure all on-site spaces are utilized before attendees seek parking off-site. Use both driveways for exiting during high traffic events, with attendants.
Noise	No explicit limitation. Validated by professional noise study.	Must meet Town's Noise Ordinance residential standard, including stricter requirements between 10 PM and 8 AM. No amplified outdoor sound. Closing of all Windows and Doors on West during indoor services, and during Quiet Hours (10 PM to 8 AM).
Parking	No explicit limitation. Implemented overflow parking plan with Affordable Treasures in Ramadan 2026.	Parking attendants for high traffic events. Utilize all on-site parking before off-site. Implement overflow parking plan.
Parking Lot Lighting	No explicit limitation	All site and parking lot lighting shall be full-cutoff, downward-directed, and dimmed to security levels during Quiet Hours (10 PM to 8 AM).
Vehicle Lighting / Landscape Plantings	No requirement and no explicit limitation	Requires shrubs to be planted to obscure vehicle headlights along all fence lines. WVMA offered to plant trees for front neighbors.
Membership Communication	No explicit requirement. WVMA has regular reminders (announcements, emails) to our attendees to drive slowly, park legally, and walk quietly. WVMA has posted reminder signs all over the property.	Monthly communication to encourage carpooling, use of on-site spaces, and sensitivity to neighbor concerns.
Electric Gate	WVMA removed track to reduce noise.	Must include sound reducing approach

Category	Current Conditions	Proposed Conditions
Activity Calendar	No requirement. WVMA's website provides information of all public events and programs. WVMA has shared information prior to Ramadan every year, since 2019.	Must list services, programs, classes and events open to members
Share Contact Information	No requirement. WVMA has shared information with neighbors.	Must share contact information
Deliveries	No explicit limitation	Mon to Sat 8 AM to 8 PM.
Compliance Review	None	1 year after approval
Future Laws and Town Code	No explicit requirement	Must comply with current <u>and future</u> zoning, building, noise, traffic, parking and environmental regulations.

Key takeaways:

- Our existing CUP already allows all current use. We are requesting only a modest increase in hours to accommodate the nightly prayer and ensure an orderly departure.
- Every religion and every religious facility has high-attendance holy days and nights, and WVMA is no different. Actual attendance at any given service varies widely, and the conditions are designed to address peak scenarios.
- The proposed CUP is significantly more restrictive than the 2020 CUP – with 20+ new objective, enforceable conditions.
- Granting this CUP does not add prayer services, attendees, or vehicles. If anything, an extended departure window reduces congestion.
- Denial would leave in place the 2020 CUP's less restrictive conditions, with no enforceable noise, lighting, parking, or traffic management requirements. Denial also does not fundamentally alter the usage that is allowed today, the number of attendees, or the vehicles on the road.

Request for Decision

The only relief requested through this CUP is an extension of operating hours and orderly departure. We are not seeking any exceptions to any other Town ordinance - including noise (day or night), traffic, parking, building, zoning or environment standards – the draft conditions require compliance with all current and future ordinances.

This application has been pending for 19 months. Beginning in May, Isha prayer occurs just before or after 10 PM. WVMA has engaged in good faith – making 20+ operational changes and agreeing to 25 new conditions among the most comprehensive ever applied to a religious institution in Los Gatos. Planning Staff has carefully studied this application for 19 months, made all required CUP findings, and recommends approval. We respectfully request that the Commission follow Staff's recommendation and approve the modified CUP U-24-010 on April 22, 2026.

REUBEN, JUNIUS & ROSE, LLP

Matthew D. Visick
mvisick@reubenlaw.com

April 22, 2026

Delivered Via Electronic Mail Only (planning@losgatosca.gov)

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

**Re: 16769 Farley Road
Response to Comments Submitted After March 31 Meeting**

Honorable Chair and Members of the Planning Commission,

This office is counsel to the West Valley Muslim Association (“WVMA”) regarding its pending application to amend its conditional use permit (“CUP”). We have reviewed the voluminous comments submitted in recent days by the neighbors who oppose the project and their counsel. Rather than respond to each comment, we provide the general responses below and attach our letter of March 31, 2026 which addresses many of the points raised.

1. The existing CUP already allows for WVMA’s use, including morning prayer services. WVMA is only requesting a slight increase in operating hours at night. The neighbors who oppose the proposed CUP amendment do not seem to recognize that this is all that is being requested.¹
2. Granting the requested extension of hours will not intensify the use of the site because it will not add additional prayer services or attendees beyond what is already occurring.² It will not increase the number of cars on the road or the speed at which they drive. If anything, it will decrease traffic congestion by allowing vehicles to exit the parking lot more gradually.
3. WVMA is disappointed that they cannot find a compromise that will address the concerns of the neighbors who oppose the proposed CUP amendment. At the

¹ See Agenda Packet, April 22 Meeting, p. 146 (comparing the modest extension of nighttime operational hours requested to the Hillbrook School expansions).

² See Agenda Packet, April 22 Meeting, p. 172 (“Increasing the frequency of services to five times daily would only exacerbate these existing violations and further strain the neighborhood’s infrastructure.”).

meeting with the neighbors this last week, it became clear they want WVMA to compromise on the number of prayers its members observe at the mosque, or to change the time at which the prayers occur.³ This is the one thing WVMA cannot do because it infringes on its members ability to observe their faith.⁴

4. The voluminous and burdensome conditions of approval proposed by neighbors who oppose the CUP amendment would plainly violate RLUIPA.⁵ Even if the Town could show a compelling governmental interest in the topics they address—which it cannot—it is obvious that the proposed mitigation measures are not the least restrictive means of furthering that interest.
5. WVMA asks the Commission to approve the amendment to the CUP at its April 22, 2026 meeting. Separately and independently, WVMA would like to continue exploring ways to work with the Town and the neighbors who oppose the proposed CUP amendment to strategize about improvements the Town might construct along Farley Road, whether sidewalks, lighting, crosswalks, lane markers, speed bumps, or other ideas. WVMA sees this as a potentially fruitful place to explore solutions.

We look forward to discussing these issues with you at tonight’s hearing and moving this matter toward a decision that will allow WVMA members to pray in accordance with their faith.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Matthew D. Visick

³ See Agenda Packet, April 22 Meeting, p. 146 (“A truly good faith effort requires balancing religious exercise with the physical safety constraints of the surrounding residential community.”).

⁴ Their written comments state that Muslims do not need to pray at a mosque and argue that WVMA “can fulfill their religious mission without daily congregational gatherings.” (Agenda Packet, April 22 Meeting, pp. 174-75.)

⁵ See Agenda Packet, April 22 Meeting, pp. 161-67.

REUBEN, JUNIUS & ROSE, LLP

Matthew D. Visick
mvisick@reubenlaw.com

March 31, 2026

Delivered Via Electronic Mail Only (planning@losgatosca.gov)

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

Re: 16769 Farley Road

- 1. Early Morning Prayers Are Allowed Under the Current Use Permit**
- 2. RLUIPA Bars New Conditions on Current Use**
- 3. The Potential to Work with the Town on Street Improvements**
- 4. The Current Use Permit Does Not Limit Occupancy During Ramadan**

Honorable Chair and Members of the Planning Commission,

This office is counsel to the West Valley Muslim Association regarding its pending application to amend its use permit. The administrative record related to this application is quite large, with written comments submitted up until the day before the March 25th hearing. At the hearing, the Commission received more than four hours of additional oral public comment. This letter responds to points made in those written and oral comments.

Early Morning Prayers Are Allowed Under the Current Use Permit

Several comments suggested WVMA is prohibited from observing prayers its facility prior to 8 a.m.ⁱ This is incorrect.

The use permit does not limit early morning services at WVMA's facility. The existing use permit provides ten conditions on approval, only one of which relates to hours of operation. It does not limit morning hours.

9. HOURS: Maximum hours of operation shall not extend past 10:00 p.m. except for 30 days during religious service for the month of Ramadan which hours of operation shall not extend past 11:00 p.m.

The only limitation on WVMA's services during morning hours is the requirement to comply with the Town's noise ordinance.ⁱⁱ The applicant's noise study demonstrates that WVMA is meeting this standard.

RLUIPA Bars New Conditions on Current Use

As noted in our letter of March 24, the Commission's discretion is significantly limited by the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), which applies strict scrutinyⁱⁱⁱ to land use decisions that substantially burden the exercise of religion. As explained in the recent appellate decision in *Harbor Missionary Church Corp. v City of San Buenaventura* which overturned the denial of a conditional use permit for a soup kitchen in a residential area:^{iv}

To succeed on a RLUIPA claim, "the plaintiff must demonstrate that a government action has imposed a substantial burden on the plaintiff's religious exercise." *Int'l Church of the Foursquare Gospel v. City of San Leandro*, 673 F.3d 1059, 1066 (9th Cir. 2011); see 42 U.S.C. § 2000cc(a)(1). Once the plaintiff has shown a substantial burden, the government must show that its action was "the least restrictive means of furthering [a] compelling governmental interest." 42 U.S.C. § 2000cc(a)(1)(B).

In public comments, several neighbors appeared to argue that WVMA's rights under its current use permit should be curtailed. RLUIPA prevents the Town from doing so.

Any condition that limits the congregation's existing right to practice their faith would necessarily be a substantial burden under RLUIPA. It is difficult to imagine how the Town could argue that it has a compelling governmental interest in curtailing an existing use that (1) the Town found was appropriate in this location and at this intensity in 1990, especially given that (2) a professional noise study shows it does not violate the Town's adopted noise policy.

The Potential to Work with the Town on Street Improvements

During the March 25 hearing, there was some discussion of the potential for infrastructure improvements (e.g., sidewalks, streetlights, crosswalks, etc.) to provide greater safety for pedestrians in the neighborhood. There was also some discussion of the potential for a permit parking program.

While the WVMA does not have financial resources adequate to fund these improvements, it would be pleased to engage with the neighbors and the Town on them and support implementation of these improvements.

The Current Use Permit Does Not Limit Occupancy During Ramadan

During the March 25 hearing, there were comments suggesting that the current use permit limits attendance between 10pm and 11pm during Ramadan to 25 people. This is incorrect.

California courts generally interpret written instruments based on their plain meaning. (See *Lungren v. Deukmejian* (1988) 45 Cal.3d 727, 735; *Harvey v. The Landing Homeowners Assoc.* (2008) 162 Cal.App.4th 809, 817-18.). When the language is clear and unambiguous, there is no need to look beyond the language of the instrument itself. (*Id.*)

Here, the use permit does not limit attendance at WVMA's facility, during Ramadan or otherwise.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Matthew D. Visick

ⁱ Agenda Packet, pp. 473, 495; Oral comments of Jim Ratcliffe, Cortney Bui, and Beth Grimes.

ⁱⁱ A lawyer hired by neighbors agrees. (See Agenda Packet, p. 473 ("Morning hours are not contemplated in the existing CUP, **therefore the Town Code's 8:00 a.m. curfew controls.**")

ⁱⁱⁱ *Guru Nanak Sikh Society of Yuba City v. County of Sutter* (2006) 456 F.3d 978, 993 (strict scrutiny).

^{iv} The decision in *Harbor Missionary Church Corp. v. City of San Buenaventura* (unpublished) was long anticipated by land use practitioners. We understand that following the remand of the case to the trial court, the parties entered into a settlement agreement that allowed the soup kitchen use to continue at the site.

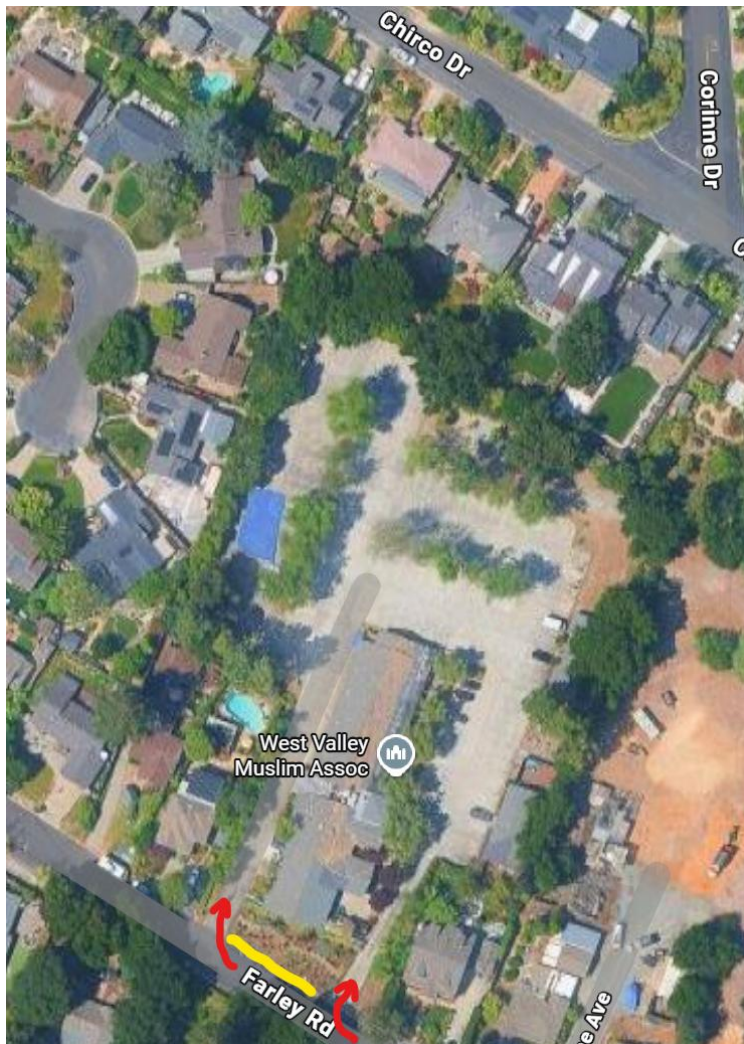
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Activity/Parking Comparisons with Neighboring Religious Institutions

The Town's experience with religious institutions prior to the West Valley Muslim Association's (WVMA) Los Gatos Islamic Center (LGIC), has been quite different. The major difference...level of activity. No other religious institution holds 35 per week services (not including other activities) and operates from 5:00 AM to 10:00-11:00 PM (under current CUP) daily.

Here is a facility and activity comparison of WVMA and three neighboring religious institutions – Calvary Church of Los Gatos, Los Gatos Presbyterian Church, and Congregation Shir Hadash.

West Valley Muslim Association



Facility and Activity

- 2 entrances/exits on Farley Road.
- Residential neighbors - 3 sides. Landlocked property with 13 neighbors on property line.
- 180 on-site parking spaces.
- Limited "good neighbor" parking in front of Mosque (yellow highlighted line).
- 35 Services/week
- 3,500 attendees/week
11 months/year.
- 5,600 attendees/week
1 month/year.
- 1,167 cars/week
11 months/year (3/car)
- 1,867 cars/week
1 month/ year (3/car).

Physical Character: Unlike many other collectors in town, Farley Road is notably narrow and largely unstriped. In many segments, it lacks formal sidewalks, requiring pedestrians to share the paved roadway with vehicles.

Pedestrian Safety: The lack of sidewalks combined with nighttime activities has led to reports of families and children walking in the dark roadway alongside high-volume vehicle traffic.

Activity/Parking Comparisons with Neighboring Religious Institutions

Calvary Church of Los Gatos



Facility and Activity

- 2 entrances/exits on LG Blvd (1 entrance/exit is traffic light controlled). 1 entrance/exit on Shannon, Sundays only.
- Residential neighbors - 2 sides, Shannon and Robie.
- 467 on-site parking spaces.
- No provision for on-street parking.
- 2 Services/week – Sunday
- 400-500 attendees/week.
- 133-167 cars/week (3/ car).

There is little to no impact on neighbors and there would be little to no impact on neighbors if their operating days/hours were similar to LGIC.

Los Gatos Presbyterian Church



Facility and Activity

- 2 entrances/exits on Shannon Road, 1 entrance and 1 exit on Cherry Blossom Lane.
- Residential neighbors - 1 side, Magneson Terrace, Shannon Road.
- Est. 190 on-site parking spaces. 35 spaces leased to Terraces.
- “Good neighbor” on-street parking, Shannon Road and Cherry Blossom Lane.
- 1 Service/week – Sunday
- 335 attendees/week.
- 112 cars/week (3/car).

There is little to no impact on neighbors and there would be little to no impact on neighbors if their operating days/hours were similar to LGIC.

Activity/Parking Comparisons with Neighboring Religious Institutions

Shir Hadash



Facility and Activity

- 1 entrance/exit on Shannon Road, 2 entrances/exits on Cherry Blossom Lane.
- Residential neighbors - 1 side, Hilow Court.
- Est. 165 on-site parking spaces.
- “Good neighbor” on-street parking, Shannon Road and Cherry Blossom Lane.
- 2 Services/week – Friday and Saturday.
- 200-400 attendees/week.
- 67-133 cars/week (3/car).

There is little to no impact on neighbors and there would be little to no impact on neighbors if their operating days/hours were similar to LGIC.

Why review other neighborhood religious institutions? They all have the capacity to more than handle their schedule, attendance, parking, traffic flow, etc., on or around their facilities without any significant impact on their neighbors. They have significant feeder streets leading to and from their facilities. LGIC could operate from any of these facilities supporting its schedule, attendance, parking, traffic flow, etc., on or around such facilities with far fewer impacts to their neighbors than their Farley Road facility. Their current location does not have adequate parking or surrounding infrastructure to support their operations while minimizing impacts to neighbors. This level of activity is not compatible with the residential area surrounding the Mosque.

This review also raises the potential for WVMA use of excess parking at these three neighborhood religious institutions in support of WVMA’s attendance and service schedule. Calvary Church of Los Gatos, Los Gatos Presbyterian Church, and Congregation Shir Hadash have all spoken in support of WVMA’s request for expanded hours. Based on this voiced support, WVMA overflow parking hosted by one or more of these three Religious Institutions might be an option.

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West Valley Muslim Association (WVMA) Activity Profile – 2026

Side-by-Side Comparison: Service Activity and Hours of Operation, Proposed Hours for WVMA (See calculation assumptions below).

Religious Organization at 16769 Farley Road	Schedule	Services/ Week	Services/ Month	Hours of Ops/ Week	Hours of Ops/ Month
• WVMA (5AM-11PM)	General Hours Daily	35	150	126.0	540.0
• WVMA-R (5AM-12AM)	Seasonal Late Hours Daily	35	150	133.0	570.0
• Kingdom Hall	Sunday/Tuesday	2	8	6.0	24.0
• First Baptist Church	Sunday/Wednesday	3	12	11.0	44.0

Side-by-Side Comparison: Estimated Attendance and Car Count

Religious Organization at 16769 Farley Road	Avg Daily Attendance	Avg Weekly Attendance	Avg Monthly Attendance (30 Days)	Est. Number of Cars/Day (Attend/3)	Est. Number of Cars/Week (Attend/3)	Est. Number of Cars/Month (Attend/3)
• WVMA (5AM-11PM)	500	3,500	15,000	167	1,167	5,000
• WVMA-R (5AM-12AM)	800	5,600	24,000	267	1,867	8,000
• Kingdom Hall	--	350	1,400	59	117	468
• First Baptist Church	--	600	2,400	67	200	800

Notes:

- Service Schedule for WVMA is 12 to 18 times greater than previous organizations.
- Hours of Operation for WVMA are 11 to 21 times greater than previous organizations.
- Average weekly attendance of WVMA is 6 to 10 times greater 11 months/year and 9 to 16 times greater 1 month/year (based on prior organizations).
- Average weekly car count for WVMA is 6 to 10 times higher for 11 months/year and 9 to 16 times higher for 1 month/year.
- Average Daily Attendance = 500/day (Applicant provided at March 31 hearing). Ramadan daily attendance assumed to be 800/day based on 95% of highest attendance days = 850. It is possible that 800/day is higher than the actual average daily attendance during Ramadan.

Service Schedule and Car Count Calculation Assumptions

- WVMA Weekly Service Count is 5 Services/day x 7 days = 35 services/week not including special events.
- WVMA Monthly Service Count is 5 Services/day x 30 days = 150 services/month not including special events
- Average daily attendance not including Ramadan = 500/day. Average monthly attendance is 500/day x 30 days = 15,000
 - ✓ Estimated daily car count = 500 attendees / 3 = 167 cars/day.
- Average daily attendance during Ramadan = 800/day. Average monthly attendance is 800/day x 30 days = 24,000
 - ✓ Estimated daily car count during Ramadan = 800 attendees / 3 = 267 cars/day.
- Hours of Operation (Requested in updated CUP)
 - ✓ General Hours (Hours of Operation outside of Ramadan): Monday thru Sunday, 5:00 AM to 11:00 PM. Hours of Operation = 18 hours/day
 - ✓ Proposed Hours of Operation during Ramadan: Mon-Sun; 5:00 AM to 11:30 PM (12:00 AM Site Closure). Hours of operation = 19 hours/day

West Valley Muslim Association (WVMA) Activity Profile – 2026

Growth Projections

Growth Percentage	Avg Daily Attendance	Avg Weekly Attendance	Avg Monthly Attendance (30 Days)	Est. Number of Cars/Day (Attend/3)	Est. Number of Cars/Week (Attend/3)	Est. Number of Cars/Month (Attend/3)
Baseline - 2026						
• General Hours	500	3,500	15,000	167	1,167	5,000
• Seasonal Late Hours	800	5,600	24,000	267	1,867	8,000
5 Percent						
• General Hours	525	3,675	15,750	175	1,225	5,250
• Seasonal Late Hours	840	5,880	25,200	280	1,960	8,400
10 Percent						
• General Hours	550	3,850	16,500	183	1,283	5,500
• Seasonal Late Hours	880	6,160	26,400	293	2,053	8,800
15 Percent						
• General Hours	575	4,025	17,250	192	1,342	5,750
• Seasonal Late Hours	920	6,440	27,600	307	2,147	9,200

Notes:

- Assume this very vibrant community will grow over time. The growth estimates are based on average daily attendance for General Hours and Seasonal Late Hours = 500/day and 800/day respectively for 2026.
- Regardless of the growth rate, activity generated at this site is many times greater than previous uses:
 - ✓ Average weekly attendance related to these growth projections will be 6 to 12 times higher for 11 months/year and 10 to 18 times higher 1 month/year than previous organizations.
 - ✓ Car Count will be 6 to 11 times higher for 11 months/year and 10 to 18 times higher 1 month/year than previous organizations.

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, April 22, 2026 10:59 AM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

Cc: Sean Mullin <SMullin@losgatosca.gov>

Subject: Re: Public Comment Item #3 - Specific Requests for WVMA CUP Conditions

Public Comment Item #3 - Chronic Conditions, Lasting Health Damage and Long Term Morbidity Requirements for WVMA CUP Conditions - Operating Hours to be in line with a Residential Zoned Neighborhood

Dear Honorable Planning Commissioners,

Thank you for your dedication, diligence, and thoughtful consideration of the application for modification of CUP (U-24-010). We appreciate the Commission's attention to ensuring that any Conditional Use Permit (CUP) modification remains consistent with the Town's standards for neighborhood compatibility and protection of our residential neighborhood's safety, health, mental wellbeing.

We urge you to create and include conditions in the request to modify the CUP that will not damage the health and well-being of the people and the families living in the Farley Road Neighborhood. This is especially true for all of the properties immediately adjacent to WVMA. We respectfully request that you take into consideration the scientific research, shared below, that proves the negative health impacts from lack of sleep have on human beings: Chronic Conditions, Lasting Health Damage and Long Term Morbidity.

We ask that during your deliberation and decision consider how approving any addition to operating hours @ 16769 Farley (CUP Modification Application #U-24-010) will affect the residents' physical and mental health, and the power the commission has in determining people's longevity.

These leading research organizations have published the below detailed information on the negative health impacts of sleep deprivation include the [National Institutes of Health \(NIH/NHLBI\)](#), [CDC](#), and major academic institutions like [Harvard Medical School](#), [Johns Hopkins Medicine](#), and the [University of Chicago](#). They highlight risks including cardiovascular disease, diabetes, obesity, and cognitive impairment.

Here are the most prominent organizations and their focus areas:

- [National Heart, Lung, and Blood Institute \(NHLBI\)](#), NIH: A major funder of sleep research, focusing on the connection between sleep deficiency and heart health, obesity, and diabetes.
- [Centers for Disease Control and Prevention \(CDC\)](#): Focuses on population-level data linking short sleep duration to chronic diseases and mental health issues. "Short sleep duration (sleeping <7 hours per 24-hour period) is associated with an increased risk of

chronic conditions (eg, obesity, diabetes, hypertension, heart disease, stroke, anxiety, depression)

- “...highlight the complex interplay among sleep, mental health, and chronic disease, emphasizing the critical role that sleep plays in health outcomes and overall well-being.
- With the mounting evidence linking sleep to numerous health problems — from mental health disorders to chronic diseases — it is paramount that we shift our focus toward understanding sleep not as a passive state but as a vital process for brain restoration and regulation.”
- Harvard Medical School / Harvard Health Publishing: Publishes extensive research on sleep’s role in dementia, depression, and metabolic health.
- Johns Hopkins Medicine: Highlights the cardiovascular, immune, and mental health (anxiety, depression) impacts of inadequate sleep.
- University of Chicago Medicine: Renowned for studies on how sleep loss affects insulin sensitivity, appetite regulation, and metabolism. “All human beings need sleep. We spend a third of our lives asleep, and it’s as important as food, water or air to our survival. While scientists are still working to understand the exact nature of sleep and why it’s so important to our well-being, decades of research have made it clear that adequate sleep is vital to our physical and mental health.
- Among many other things, sleep plays a crucial role in memory consolidation and other brain functions, supporting the immune system and healing after injury or disease, and protecting against heart disease and diabetes.

Research has shown again and again that improving sleep quality and attaining a healthy sleep duration can lead to improvements on all kinds of other health measures and outcomes.

Oregon Health & Science University (OHSU): Known for research linking sleep duration to long-term mortality, often placing it as a higher risk factor than diet. “Circadian rhythms are 24-hour cycles of the body’s internal clock that control the activity of cells and organs and influence behavior “

Sleep deficiency can cause problems with learning, focusing, and reacting. You may have trouble making decisions, solving problems, remembering things, managing your emotions and behavior, and coping with change. You may take longer to finish tasks, have a slower reaction time, and make more mistakes.

On Tue, Apr 21, 2026 at 9:26 PM [REDACTED] <[REDACTED]> wrote:

Dear Honorable Planning Commissioners,

Thank you for your continued care, diligence, and thoughtful consideration of the application for modification of CUP (U-24-010). We appreciate the Commission’s attention to ensuring that any Conditional Use Permit (CUP) modification remains consistent with the Town’s standards for

neighborhood compatibility and protection of our residential neighborhood's safety, health, mental wellbeing and

As an owner of a property immediately adjacent to WVMA, and in alignment with the Farley Road Neighborhood Coalition, we respectfully request that the following project-specific conditions of approval be incorporated into CUP Modification Application (U-24-010), due to the direct interface between the project site and our residence (see Attachment, Image A).

Recommended Conditions of Approval

1. **Perimeter Screening and Privacy Enhancements**
Require replacement of existing fencing with increased-height fencing along the entire property line adjacent to the parking lot to ensure adequate screening and privacy consistent with residential adjacency standards. To further expand, replace fencing with taller fences along the entire linear fence line(s) adjacent to the parking lot of WVMA.
2. **Noise and Light Impact Mitigation Plan**
Prior to final approval, require the Applicant to retain a qualified, Town-approved acoustical and lighting consultant to prepare a mitigation plan that:
 - Evaluates existing and projected noise and light spillover and pollution impacts
 - Note: 3 Permits on file with Town, for "Outdoor Lights/Replacing and Installing Outdoor Lights" Expired-tbc: E22-161 (Issued 10/21/2022); PRE 22-01163 (PeApplication Accepted 10/6/2022); PRE 22-01102 (Processing 9/21/2022).
 - Recommends measures including, but not limited to:
 - Installation of a uniform mature privacy hedge (minimum 8 feet in height)
 - Enhanced driveway exit barriers and controls
 - Repair of pavement irregularities contributing to amplified vehicle noise
 - Requires installation of all approved improvements no later than September 1, 2026
3. **Independent Noise Monitoring (including Peak Conditions)**
Require an independent acoustical study during Ramadan peak days and time periods, including:
 - Measurement of decibel levels associated with high-volume vehicle exit conditions
 - Data collection at residential receptors located within approximately 60 feet of the driveway
 - Evaluation of compliance with the Town's Noise Ordinance and General Plan policies
4. **Operational Limitations – Sunday Use**
To reduce cumulative neighborhood impacts, limit facility use to no more than two Sundays per month between 12:00 PM and 5:00 PM, preserving periods of reduced activity for surrounding residential harmony.
5. **Management – Prohibition of Staggered Attendance**
Require defined start and end times, and prohibit staggered or rolling attendance patterns that extend traffic generation and parking lot activity durations.
6. **Attendance Limits During Sensitive Hours**
Limit attendance to no more than 25 persons before 8:00 AM and after 10:00 PM (excluding Ramadan), consistent with prior CUP operational assumptions and necessary to maintain compatibility with adjacent residential zone quiet hours.

7. Hours of Operation – Removal of Extended Closure Time
Deny the proposed incremental extension of operating hours to vacate, in order to prevent activity approaching midnight, thereby maintaining reasonable quiet hours consistent with residential expectations and Town standards. Restating that now, more than ever, medical literature shows that restorative sleep is essential to one's health, well-being and longevity. Please allow us to get the serenity and repose we deserve in our homes. (Reference: [Centers for Disease Control and Prevention \(CDC\)](#) "Short sleep duration (sleeping <7 hours per 24-hour period) is associated with an increased risk of chronic conditions (obesity, diabetes, hypertension, heart disease, stroke, anxiety, depression).")
8. Parking Lot Utilization and Restrictions
Require implementation of a Parking Lot Utilization Plan that:
 - Restricts use of parking spaces adjacent to residential properties during:
 - All weekends (day and night)
 - Weeknights and weekday mornings, except when the lot has reached full capacity
 - Utilizes permanent or semi-permanent physical barriers to ensure compliance
 - Is designed to reduce noise, light intrusion, and privacy impacts
9. Traffic Circulation Modification
Require modification of on-site signage to designate left-turn-only exiting movements, directing vehicles toward Los Gatos Boulevard and away from local residential streets, subject to Town traffic engineering review.
10. Operational Logistics (Deliveries and Staging)
 - Require all loading, staging, and deliveries to occur on the east side of the property.
 - Prohibit weekend staging and Ramadan-related deliveries, limiting such activities to weekdays only

Conclusion

The above conditions are necessary to ensure the proposed CUP modification meets the Town of Los Gatos' required findings related to compatibility with surrounding land uses, protection of residential character, and avoidance of undue noise, traffic, and light impacts. Absent these measures, the intensity and operational characteristics of the proposed use would result in significant and ongoing adverse impacts to immediately adjacent residential properties. We respectfully request that the Commission incorporate these conditions to achieve an appropriate balance between the Applicant's use and the Town's obligation to protect the health, safety, and welfare of its residents.

We are available to answer questions at the April 22 hearing.

Respectfully submitted,



Attachment(s)

- 1) Parking Lot Utilization Plan (PDF)

References:

A) Town Of Los Gatos' Town Code #s for Recommended Conditions of Approval in this message:

1. Perimeter Screening and Privacy Enhancements - Los Gatos Town Code §29.20.150 (CUP Findings – compatibility with surrounding uses).
2. Noise and Light Impact Mitigation Plan - Prepare a mitigation plan consistent with §29.20.150 and §16.20 (Noise Control Ordinance)
3. Independent Noise Monitoring (Peak Conditions)
Require an independent acoustical study - Demonstration of compliance with §16.20 and General Plan Noise Element
4. Operational Limitations – Reduce cumulative impacts, consistent with §29.20.150 (public health, safety, and welfare findings).
5. Management – Prohibition of Staggered Attendance - Consistent with §29.20.150 (avoidance of detrimental impacts).
6. Attendance Limits During Sensitive Hours - to maintain compliance with §16.20 (Noise Control) and residential compatibility standards.
7. Hours of Operation – Removal of Extended Closure Time - prevent activity approaching midnight, consistent with §16.20 and §29.20.150.
8. Parking Lot Utilization and Restrictions - Require a Parking Lot Utilization Plan that Reduces noise, light, and privacy impacts per §29.20.150
9. Traffic Circulation Modification - consistent with General Plan Circulation policies and §29.20.150.
10. Operational Logistics (Deliveries and Staging) - Consistent with §29.20.150 (minimization of operational impacts)

B) [Centers for Disease Control and Prevention \(CDC\)](#) "Short sleep duration (sleeping <7 hours per 24-hour period) is associated with an increased risk of chronic conditions (obesity, diabetes, hypertension, heart disease, stroke, anxiety, depression)."

From: Kim Ratcliff <[REDACTED]>

Sent: Wednesday, April 22, 2026 10:59 AM

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

Subject: Please add to PC

To: Planning Commission

From: Farley Road Neighbors

We would like to share key facts showing how the West Valley Muslim Association's (WVMA) operations differ from other religious institutions in Los Gatos. These differences significantly impact our neighborhood's safety and traffic.

1. High Intensity of Daily Use

Unlike most churches that hold services once or twice a week, the WVMA operates on a high-frequency daily schedule.

- Five Daily Prayers: Members perform five obligatory prayers every day.
- Constant Traffic: This creates five distinct "surges" of vehicles entering and exiting our neighborhood daily.
- Friday Congregational Prayer: Historically every Friday, the WVMA has held three staggered sessions (12:30, 1:30, and 3:30 PM). This results in four hours of nonstop traffic every single week.
- Comparison: Other local churches may stagger services for holidays like Christmas or Easter, but the WVMA does this 52 weeks a year.

2. Pedestrian Safety and Infrastructure

The physical layout of Farley Road cannot safely support WVMA's level of foot traffic.

- Zero Sidewalks: Unlike Ferris Avenue (home to Faith Lutheran), Farley Road has 0% sidewalk connectivity.
- Active Roadway: To avoid the narrow driveway bottleneck, many parishioners park on side streets and walk in the middle of our unstriped, narrow road.
- Conflict with School Routes: This "surge" traffic shares the road with neighborhood children using the "Safe Route to School" for Fisher Middle School.

3. Unlimited 24/7 Activity

The current draft conditions propose "unlimited usage" for classes, daycare, and community events.

- Community Center Model: Unlike traditional churches, the WVMA functions as a 24/7 community center.
- Constant Programming: With religious classes, social services, and weekend schools, the facility creates a "daisy chain" of traffic that never ends.
- Neighbor Impact: Unlimited rentals and events create a permanent, high-intensity environment in a quiet residential zone.

4. Calvary Church Has Ingress/Egress onto LG Blvd and No Parking Shortage

By example, Calvary Church in Los Gatos offers a comparable roster of activities (save the five daily prayers) but its ingress and egress for parking is primarily onto Los Gatos Blvd from multiple two-lane driveways. Surrounded on three sides by commercial or office zoning, and exceeded the minimum 4:1 occupancies to parking requirement. For limited times, Calvary Church allows egress onto Shannon Road. Notably, Calvary Church was required to eliminate vehicle access onto Robie Lane, an adjacent residential street designated as a local street. (Town of Los Gatos CUP Permit U-02-09: Town of Los Gatos, General Plan, Section 5.6 Roadways.)

This is why we are asking the Town to include a CUP modification condition of a daily traffic credit/cap. The South Bay Islamic Association at 2345 Harris Way in San Jose (zoned industrial/commercial right of Montague Expressway) has 17 CUP conditions, including 131 AM and 113 PM traffic trips (see attached CUP from 2013).

Thank you,
Kim and Jim Ratcliff

November 08, 2013

Adnan Rasheed
325 North 3rd Street
San Jose, CA. 95112

Dear Adnan Rasheed:

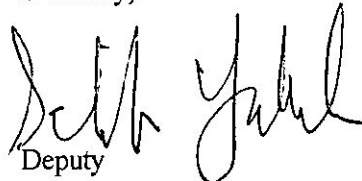
RE: Conditional Use Permit, File No. CP13-040, located on the West side of the terminus of Harris Way, 180 feet south of Montague Expressway (2345 Harris Way).

The enclosed is your copy of the Planning Commission's action on this Conditional Use Permit.

This permit may contain one or more conditions, such as revised plans, which must be met within a specific deadline. If conditions are not met the permit will automatically expire. Please read your permit carefully!

The Planning Commission's action taken on this permit or any of the conditions of this permit may be appealed by the applicant to the City Council by filing a Notice of Appeal and a \$2,232.00 fee. The appeal must be submitted in person and presented on the Notice of Appeal form available from this department on or before **5:00 p.m., November 18, 2013**. If you have any questions, please feel free to contact your Project Manager, Kristinae Toomians at (408) 535-6872 or by e-mail at kristinae.toomians@sanjoseca.gov.

Sincerely,


Deputy

cc: South Bay Islamic Association, 325 North 3rd Street, San Jose, CA. 95112

Enclosures

KT:ez

RESOLUTION NO. 13-059

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to allow religious assembly on the second floor of an existing two-story industrial building with a warehouse/distribution facility on the ground floor on a 2.51 gross acre site located on the west side of the terminus of Harris Way, approximately 180 feet south of Montague Expressway (2345 Harris Way)

FILE NO. CP13-040

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on June 26, 2013, an application (File No. CP13-040) was filed for a Conditional Use Permit for the purpose of allowing religious assembly uses on that certain real property (hereinafter referred to as "subject property"), situated in the Industrial Park Zoning District, located on the west side of the terminus of Harris Way, approximately 180 feet south of Montague Expressway, San José (2345 Harris Way); and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "South Bay Islamic Association" dated October 16, 2013. Said development plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The site is located on the west side of the terminus of Harris Way, approximately 180 feet south of Montague Expressway, on a 2.51 gross acre parcel (2345 Harris Way).
2. The site is designated as Combined Industrial/Commercial on the Envision San Jose 2040 General Plan Land Use/Transportation Diagram.
3. The site is in the IP – Industrial Park Zoning District.
4. Religious assembly use may be allowed with the issuance of a Conditional Use Permit in the Industrial Park Zoning District when the property is designated Combined Industrial/Commercial on the General Plan Land Use/Transportation Diagram.
5. The site is encompassed by religious assembly to the east, industrial uses to the south, a gas station to the north, and a power substation and mobile home park to the west.
6. The site is currently developed with a 67,114 square foot two-story office building surrounded by surface parking and landscaping.
7. The proposed religious assembly will continue to use the 32,807 square foot ground floor for warehouse/storage use. 3,800 square feet of the second floor of the existing building will be used for religious assembly, with 27,053 square feet of office ancillary to the religious assembly use.
8. No physical expansion of the building is proposed.
9. The parking requirements for the religious assembly use are one (1) space per 30 square feet for the religious assembly room.
10. The assembly use requires 127 parking spaces and the warehouse/storage use requires 7 spaces. The 27,053 square feet of office will be ancillary to the assembly use.
11. The proposed site provides 163 parking spaces.
12. The Director of Planning found the project to be exempt from environmental review under Section 15301(a), Existing Facilities, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts projects which involve negligible or no expansion of an existing use.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of a property of other persons located within the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and

2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
 - b. By other public or private service facilities as are required; and

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the applicant; and
 - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Conditional Use Permit shall automatically expire four years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such four-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. The Director of Planning may approve a Permit Adjustment/Amendment extending the permit in accordance with Title 20.
3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Chief Building Official for the structures described or contemplated under this Permit shall be deemed acceptance of all conditions specified in this permit and the applicant's agreement to fully comply with all of said conditions.
4. **Change of Occupancy.** No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Chief Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
5. **Conformance with Plans.** Construction and development shall conform to the approved development plans entitled, "South Bay Islamic Association," dated October 16, 2013, on file

with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24).

6. **Building Clearance for Issuing Permits.** Prior to the issuance of any Building Permit/Demolition Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP13-040, shall be printed on all plans submitted to the Building Division.
 - b. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
7. **Public Works Clearance:** Prior to the issuance of any Building permit, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.
 - a. *Minor Improvement Permit:* The public improvements conditioned as part of this Conditional Use Permit, if any, require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This Minor Street Improvement Permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
 - b. *Transportation:* The existing building has traffic credit for approximately 131 AM and 113 PM trips. The proposed use is consistent with the allowed traffic, so no further traffic analysis is required based on information submitted by the South Bay Islamic Association (letter dated May 20, 2013). However, any increase in uses generating additional traffic may require traffic analysis.
 - c. *Grading/Geology:* A Grading Permit may be required prior to the issuance of a Public Works clearance. A Grading Permit Exemption may be issued if the total quantity of cut or fill does not exceed one hundred fifty (150) cubic yards.
 - d. *Stormwater Runoff Pollution Control Measures:* This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs), which includes site design measures, source controls, and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges. Since this project proposes less than 10,000 square feet of impervious surfaces, this project will not require numerically-sized Low Impact Development (LID) stormwater treatment control measures.
 - e. *Stormwater Peak Flow Control Measures:* The project is located in a non-Hydromodification Management area and is not required to comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).
 - f. *Flood – Zone D:* The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

- g. *Sewage Fees*: In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
 - h. *Street Improvements (if applicable)*:
 - i) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - ii) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - i. *Electrical*: Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
8. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code or state laws. The Conditional Use Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
9. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
10. **Landscaping.** Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the permittee.
11. **Removing Graffiti.** The permittee shall promptly remove all graffiti on any structure within 48 hours. In the event the permittee fails to remove all graffiti from the structure within two business days following receipt of notification from the City, the City shall have the right to remove any graffiti and the permittee shall reimburse the City for all costs incurred for the removal within 30 days of receipt of a bill for the work done.
12. **Signs.** No signs are approved with this Permit.
13. **Refuse/Recycling.** All trash/recycling areas shall be effectively screened from view and covered, and maintained in an orderly state to prevent water from entering into the garbage and recycling containers. No outdoor storage is allowed/ permitted. Trash areas shall be maintained in a manner to discourage illegal dumping.
14. **Fire Safety.** Compliance with all applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process to the satisfaction of the Fire Chief. Prior to Building Clearance, all requirements for fire safety shall be met to the satisfaction of the Fire Chief.
15. **Other Permits.** The permittee shall obtain and operate in conformance with the conditions of all permits required by other governmental agencies for the use.
16. **Permittee Responsibility.** The permittee shall ensure that the uses authorized by this Permit are implemented in conformance with all of the provisions of this Permit.
17. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession

thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:

- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

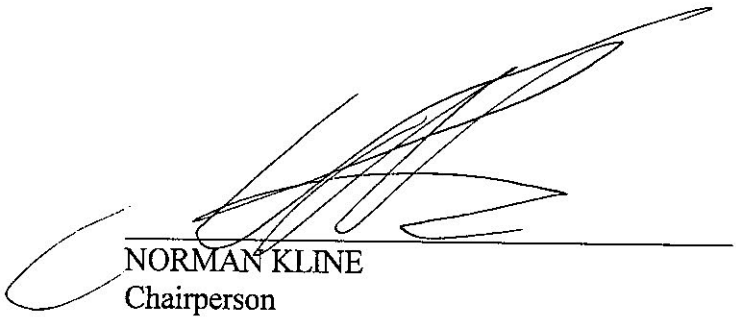
ADOPTED and issued this **6th day of November, 2013**, by the following vote:

AYES: KLINE, ABELITE, BIT-BADAL, KAMKAR, O'HALLORAN

NOES: NONE

ABSENT: CAHAN, YOB

ABSTAIN: NONE



NORMAN KLINE
Chairperson

ATTEST:



JOSEPH HORWEDEL

Director of Planning, Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

From: Ajay Dhillon <[REDACTED]>
Sent: Wednesday, April 22, 2026 10:20 AM
To: Planning <Planning@losgatosca.gov>
Cc: [REDACTED]
Subject: CUP 16769

Hello

I am writing to oppose this application. Although I do not live close to this property but I have some friends who do. I own a property on Roberts Road that backs onto the luxury car dealership. We receive significant noise from it and the City has taken no action to protect the homeowners despite repeated attempts. I am afraid a similar situation will arise here if the application is approved. There will be significant noise and disturbance and the City will be either unwilling or unable to act.

I have seen similar issues at our Sikh Temple (Gurudwara) in Fremont where traffic simply overwhelms the neighborhood on Sundays and other religious days. But the big difference there is that our temple was built before the surrounding homes, so the developers and homeowners were aware of the situation. These homes have been around for a long time. The property's design results in a very narrow frontage and it extends deeply, touching many homes. I request that this application be denied because it WILL surely create a significant nuisance for all surrounding people.

Thanks

--

Ajay Dhillon

From: Farley Road Neighborhood Coalition <[REDACTED]>

Sent: Wednesday, April 22, 2026 9:36 AM

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

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

Subject: Op-Ed submitted to the Los Gatos Weekly Times and the Los Gatan publications

Dear Planning Commission,

On the off chance any of you didn't read the Op-Ed submitted to the Los Gatos Weekly Times and the Los Gatan publications, here's the [link](#) to our Op-Ed in the Los Gatan. We also pasted in the text of our submission below.

Thanks in advance for your consideration.

Farley Road Neighborhood Coalition

Farley Road Is a "disaster waiting to happen"

By Farley Road Neighborhood Coalition

Since the 1950s, our Los Gatos neighborhood has been a semi-rural enclave of single-family homes nestled among trees. Our dark, quiet streets were once defined by little more than the sound of cicadas. That changed in 2018, when the West Valley Muslim Association (WVMA) moved into the former Jehovah's Witness church on Farley Road.

Today, our neighborhood experiences year-round disruption. WVMA's building has a stated capacity of 1,200 people but only 180 on-site parking spaces. The result is predictable: overflow parking on residential streets, with visitors walking several blocks to the facility. Members travel to the site for five daily prayers and numerous additional activities—up to 14 per day. On Friday afternoons, traffic becomes so congested that residents can be trapped in their own driveways. During Ramadan, the impact intensifies. For 30 consecutive nights, activity begins before sunrise and extends late into the evening. Vehicles speed, block driveways, and crowd narrow roads with no sidewalks. Pedestrians, including families with young children, walk in the roadway in near-total darkness. Late at night, neighbors are kept awake by car alarms, slamming doors, voices, and headlights shining into bedroom windows. Residents are increasingly concerned that emergency vehicles could not reliably access the area.

A Failure of Oversight

In 2024, residents reviewed WVMA's Conditional Use Permit (CUP) and discovered it had effectively inherited decades-old approvals granted to the previous tenant, whose operations were far less intensive. The former church held just two weekly services and did not generate overflow parking or sustained traffic.

When residents raised concerns, Town staff acknowledged that applying updated operating parameters, consistent with other religious institutions, seemed reasonable. The Town indicated it would help.

Two years later, little has changed. Neighbors have reported at least 30 apparent CUP and Town Code violation complaints to the Town of Los Gatos Code Compliance officer, providing photo and video documentation in most instances. Yet to date WVMA has received six administrative warnings and never once been cited. Instead, Town staff has recommended approval of WVMA's application to further expand operations, potentially allowing activity from 4:00 a.m. to midnight, year-round, with no meaningful limits on frequency or intensity.

This raises a fundamental question: why expand permissions for an organization that has not complied with existing ones?

The Reality on the Ground

At the March 31 Planning Commission meeting, Commissioner Rob Stump described Farley Road as “a disaster waiting to happen.” He noted that traffic has increased to approximately 4,000 vehicle trips per week, a dramatic escalation from about 400 on a narrow, unstriped residential road. He also observed pedestrians walking in the roadway at night and expressed concern for public safety.

This is not theoretical. Residents experience these conditions daily.

Why This Matters Beyond Farley Road

Approving a significantly expanded CUP in a residential (R-1) zone does not just affect one street—it establishes a precedent. If the Town allows near-round-the-clock, high-intensity use here, it signals that similar expansions could be permitted in other residential neighborhoods across Los Gatos.

In practical terms, it means any neighborhood with a similarly zoned property could face comparable traffic volumes, parking overflow, and safety risks. Farley Road would not be an exception—it would become the model.

The Broader Constraint

WVMA has argued that its operations are protected under the federal Religious Land Use and Institutionalized Persons Act (RLUIPA). While the law serves an important purpose, its application in cases like this can limit a town's willingness to enforce local zoning standards. This issue is not about religion. It is about land use, public safety, and the responsibility of local government to enforce its own codes in a fair and consistent manner.

A Community Asking for Basic Protections

Our Farley Road Neighborhood Coalition represents approximately 70 households within a six-block radius. We include seniors, families with young children, and working professionals—residents who rely on the Town to safeguard basic quality-of-life standards.

Instead, we have seen reliance on developer-funded noise studies and inaccurate infrastructure data. When the Town reported incorrect street width measurements, residents conducted their own field measurements to correct the record.

Even when impacts do not exceed technical thresholds, they are real. A finding that noise is “within limits” does not mean residents can sleep, or that their health and safety are unaffected.

What We Are Asking For

We are not asking for special treatment. We are asking the Town to do its job:

- Enforce existing CUP conditions and municipal codes
- Conduct independent, unbiased traffic, noise, and environmental studies
- Evaluate public safety risks, including emergency vehicle access
- Apply consistent standards, as seen in comparable cases such as Hillbrook School

The Planning Commission has asked residents to participate in and split the cost of mediation with WVMA. As noted by Town Attorney Gabrielle Whelan, it is reasonable to expect the applicant, who is seeking expanded entitlements, to bear that cost.

At a recent meeting, Commissioner Jeffrey Burnett described this as the most difficult decision of his six years on the Commission. For residents, however, the issue is straightforward. We are not experts in zoning law, traffic engineering, or fire safety. We are simply asking to live safely and peacefully in our homes.

The Town has the responsibility, and the authority, to ensure that outcome. Not just for Farley Road, but for every residential neighborhood that could be next.

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, April 21, 2026 10:52 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: Sean Mullin <SMullin@losgatosca.gov>; Farley Road Neighborhood Coalition <[REDACTED]>
Subject: Public Comment Item #3 - Safety Improvements for Farley Road - No Parking

(Please Redact personal information from public record(s)).

FRNC proposes a "No Parking" zone be added as a condition to the pending application to modify the CUP, which we believe will help towards providing a safer environment as a low cost and minimal effort.

We understand that the Town's planning process and funding cycles to incorporate the best possible traffic safety scenario may take up to five (5) years. We want to see action taken now to address the concerns raised, and avoid 'a disaster waiting to happen'.

We strongly recommend taking a proactive approach to address the very real safety concerns as a stop-gap for the immediate future (recommend completion prior to February 2027) and request the necessary analysis, reports and studies be conducted for the long-term future plan that includes Farley Road as part of the Town's Safe Street project.

WVMA CUP Pending Application (U-24-010) - Farley Road Parking Resolution - Inclusion of No Parking Any Time Zone - Implement on One side of Farley Road*

What: FRNC requests the following condition be included in the pending modification to the CUP: Implement a No Parking zone (Image B) along the north side of the road propose, starting at 16725 up to and including 16871 Farley Rd.

Why: Mutual Safety Benefit to FRNC residents and WVMA members. This solution can be an immediate and inexpensive remedy for the safety concerns on Farley Road, for example, road width deficiencies for emergency vehicle access; unsafe pedestrian conditions, cars speeding and congestion. We believe this would be one step towards addressing and improving current conditions and help restoring, protecting and proactively implementing a dependable, consistent and reliable method to help foster a healthy, and safe neighborhood environment.

How: Install No Parking signage (Image C) along north side of Farley by the Town of Los Gatos in partnership with WVMA.*

When: No Parking Zone will be 24 hours, 7 days a week.



Image B

This concept is similar to one existing in downtown Los Gatos along one side of the religious institution (Image B) Note the example facility example has incremental safety measures in addition to one side of the street with No Parking. These are: 1) Residential Permit Parking on the opposite side of the street with No Parking zone, 2) The intersection has an all-way stop sign, 3) Established Concrete Sidewalks & gutters, 4) Street lights.



Image C

*Town and Applicant to agree to work together to implement prior to February 2027.

From: [REDACTED] <[REDACTED]>

Sent: Tuesday, April 21, 2026 10:03 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Planning <Planning@losgatosca.gov>

Subject: WVMA: Facility Life Safety

Please include the attached letter as part of the review of WVMA's CUP application.

jshoopman@losgatosca.gov
jpaulson@losgatosca.gov
gwhelan@losgatosca.gov
planning@losgatosca.gov

Re: WVMA CUP modification

Dear Planning Commission:

We would like to know if the facility is safe, safe for worshipers and safe for the surrounding properties. The Town must confirm the facility is safe, and the documents provided by WVMA have not demonstrated that the facility is safe.

1. The facilities original design was based on codes in place at that time and based on some level of “use” (intensity and occupant load). It is clear the “use” and level of “intensity” has changed under WVMA. An occupancy analysis and floorplan code analysis based on the “original use” showing pews, isles, and activities within each room must be provided. And, a new occupancy analysis including a floorplan code analysis needs to be completed based on WVMA’s “use” and level of intensity for each room. Again, showing required exit egress, isles, and description of use. It will be clear the “use” has changed and intensified, triggering a new code review with requirements placed on the facility per today’s codes, and new occupancy permit will need to be addressed.
2. It is clear, based upon a quick analysis of the original facilities’ “use” and level of intensity, the provided parking mirrored and supported each other. The facilities “use” and intensity level now in place by WVMA overloads the available parking by double.
3. The intensity level now placed upon the facility necessitates that a code review be conducted and a thorough understanding of the code requirements be communicated and implemented. It will be clear that the occupant load has exceeded the life safety features of the facility (egress, exiting, pathways, fire protection, exit lighting, etc.).

We do not want the town liable nor the taxpayers liable should an unthinkable event occur at this facility. A use such as WVMA requires a thorough analysis of the required life safety features under today’s codes.

Enforcement of the life safety codes is essential, and any limitations of the facility must be communicated to all so that we know how the facility can be used safely.

From: [REDACTED] <[REDACTED]>

Sent: Tuesday, April 21, 2026 9:26 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

Cc: Sean Mullin <SMullin@losgatosca.gov>

Subject: Public Comment Item #3 - Specific Requests for WVMA CUP Conditions

Please redact any and all personally identifiable information - (email, name(s), residential addresses, IP, host email, PII)

Dear Honorable Planning Commissioners,

Thank you for your continued care, diligence, and thoughtful consideration of the application for modification of CUP (U-24-010). We appreciate the Commission's attention to ensuring that any Conditional Use Permit (CUP) modification remains consistent with the Town's standards for neighborhood compatibility and protection of our residential neighborhood's safety, health, mental wellbeing and

As an owner of a property immediately adjacent to WVMA, and in alignment with the Farley Road Neighborhood Coalition, we respectfully request that the following **project-specific conditions of approval** be incorporated into CUP Modification Application (U-24-010), due to the direct interface between the project site and our residence (see Attachment, Image A).

Recommended Conditions of Approval

1. Perimeter Screening and Privacy Enhancements

Require replacement of existing fencing with **increased-height fencing** along the entire property line adjacent to the parking lot to ensure adequate screening and privacy consistent with residential adjacency standards. To further expand, **replace fencing with taller fences** along the entire linear fence line(s) adjacent to the parking lot of WVMA.

2. Noise and Light Impact Mitigation Plan

Prior to final approval, require the Applicant to retain a **qualified, Town-approved acoustical and lighting consultant** to prepare a mitigation plan that:

- Evaluates **existing and projected noise and light spillover and pollution** impacts
 - Note: 3 Permits on file with Town, for "Outdoor Lights/Replacing and Installing Outdoor Lights" *Expired-tbc*: E22-161 (Issued 10/21/2022); PRE 22-01163 (PeApplication Accepted 10/6/2022); PRE 22-01102 (Processing 9/21/2022).
- Recommends measures including, but not limited to:
 - Installation of a **uniform mature privacy hedge (minimum 8 feet in height)**
 - Enhanced **driveway exit barriers and controls**
 - **Repair of pavement irregularities** contributing to amplified vehicle noise
- Requires installation of all approved improvements **no later than September 1, 2026**

3. **Independent Noise Monitoring (including Peak Conditions)**

Require an **independent acoustical study during Ramadan peak days and time periods**, including:

- Measurement of decibel levels associated with high-volume vehicle exit conditions
- Data collection at residential receptors located within approximately 60 feet of the driveway
- Evaluation of compliance with the Town's **Noise Ordinance and General Plan policies**

4. **Operational Limitations – Sunday Use**

To reduce cumulative neighborhood impacts, limit facility use to **no more than two Sundays per month between 12:00 PM and 5:00 PM**, preserving periods of reduced activity for surrounding residential harmony.

5. **Management – Prohibition of Staggered Attendance**

Require **defined start and end times**, and prohibit staggered or rolling attendance patterns that extend traffic generation and parking lot activity durations.

6. **Attendance Limits During Sensitive Hours**

Limit attendance to **no more than 25 persons** before 8:00 AM and after 10:00 PM (excluding Ramadan), consistent with prior CUP operational assumptions and necessary to maintain compatibility with adjacent residential zone quiet hours.

7. **Hours of Operation – Removal of Extended Closure Time**

Deny the proposed incremental extension of operating hours to vacate, in order to prevent activity approaching midnight, thereby maintaining reasonable quiet hours consistent with residential expectations and Town standards. Restating that now, more than ever, medical literature shows that restorative sleep is essential to one's health, well-being and longevity. Please allow us to get the serenity and repose we deserve in our homes. (Reference: [Centers for Disease Control and Prevention \(CDC\)](#) "Short sleep duration (sleeping <7 hours per 24-hour period) is associated with an **increased risk of** chronic conditions (obesity, diabetes, hypertension, heart disease, stroke, anxiety, depression)."

8. **Parking Lot Utilization and Restrictions**

Require implementation of a **Parking Lot Utilization Plan** that:

- Restricts use of parking spaces adjacent to residential properties during:
 - **All weekends (day and night)**
 - **Weeknights and weekday mornings**, except when the lot has reached full capacity
- Utilizes **permanent or semi-permanent physical barriers** to ensure compliance
- Is designed to reduce noise, light intrusion, and privacy impacts

9. **Traffic Circulation Modification**

Require modification of on-site signage to designate **left-turn-only exiting movements**, directing vehicles toward **Los Gatos Boulevard** and away from local residential streets, subject to Town traffic engineering review.

10. Operational Logistics (Deliveries and Staging)

- Require all **loading, staging, and deliveries** to occur on the **east side of the property**.
- Prohibit **weekend staging and Ramadan-related deliveries**, limiting such activities to weekdays only

Conclusion

The above conditions are necessary to ensure the proposed CUP modification meets the Town of Los Gatos' required findings related to **compatibility with surrounding land uses, protection of residential character, and avoidance of undue noise, traffic, and light impacts**.

Absent these measures, the intensity and operational characteristics of the proposed use would result in **significant and ongoing adverse impacts** to immediately adjacent residential properties.

We respectfully request that the Commission incorporate these conditions to achieve an appropriate balance between the Applicant's use and the Town's obligation to protect the health, safety, and welfare of its residents.

We are available to answer questions at the April 22 hearing.

Respectfully submitted,



Attachment(s)

1) Parking Lot Utilization Plan (PDF)

References:

A) Town Of Los Gatos' Town Code #s for Recommended Conditions of Approval in this message:

1. **Perimeter Screening and Privacy Enhancements** - Los Gatos Town Code **§29.20.150** (CUP Findings – compatibility with surrounding uses).
2. **Noise and Light Impact Mitigation Plan** - Prepare a mitigation plan consistent with **§29.20.150** and **§16.20 (Noise Control Ordinance)**
3. **Independent Noise Monitoring (Peak Conditions)**
Require an **independent acoustical study** - Demonstration of compliance with **§16.20 and General Plan Noise Element**
4. **Operational Limitations** – Reduce cumulative impacts, consistent with **§29.20.150** (public health, safety, and welfare findings).
5. **Management – Prohibition of Staggered Attendance** - Consistent with **§29.20.150** (avoidance of detrimental impacts).
6. **Attendance Limits During Sensitive Hours** - to maintain compliance with **§16.20 (Noise Control)** and residential compatibility standards.

7. **Hours of Operation – Removal of Extended Closure Time** - prevent activity approaching midnight, consistent with **§16.20** and **§29.20.150**.
8. **Parking Lot Utilization and Restrictions** - Require a **Parking Lot Utilization Plan** that Reduces noise, light, and privacy impacts per **§29.20.150**
9. **Traffic Circulation Modification** - consistent with **General Plan Circulation policies and §29.20.150**.
10. **Operational Logistics (Deliveries and Staging)** - Consistent with **§29.20.150** (minimization of operational impacts)

B) Centers for Disease Control and Prevention (CDC) *"Short sleep duration (sleeping <7 hours per 24-hour period) is associated with an **increased risk of** chronic conditions (obesity, diabetes, hypertension, heart disease, stroke, anxiety, depression)."*

WVMA CUP Pending Application (U-24-010) - Requirement - Inclusion of Parking Lot Requirement - Implement Parking Lot Utilization Plan*

What: FRNC requests as a **required condition, to be included** in the Applicant's request for CUP modification, to implement a restricted parking lot utilization plan. This would require blocking off the most disruptive parking spaces and portions of on site parking lot, sharing fence lines with the closest proximity to our home for properties located at* 16761, 16771 and 16781 Corcel Court; and 16803 and 16793 Farley Road.

Why: Mutual Benefit 0 Will help towards restoring, protecting and respecting the neighborhood's full-time residents' privacy by providing a dependable, consistent and reliable method to help foster a healthy, safe and supportive neighborhood character and harmonious environment.

When: Use limits: Every day prior to 8 AM (Fajr prayer); Every night after 9 PM (Isha prayer); All day and all night on weekends and holidays - no cars will occupy the spaces (see Image A). The exception to use limits, will be when there are high attendance and if the lot is at full capacity.

How: WVMA will utilize physical boundaries that will prevent cars from parking in the restricted spaces/portions of the lot (i.e. similar to Calvary Church's Shannon Road egress, and permanently closed back right parking lot area).

Applicant shall bear any and all costs and fees.

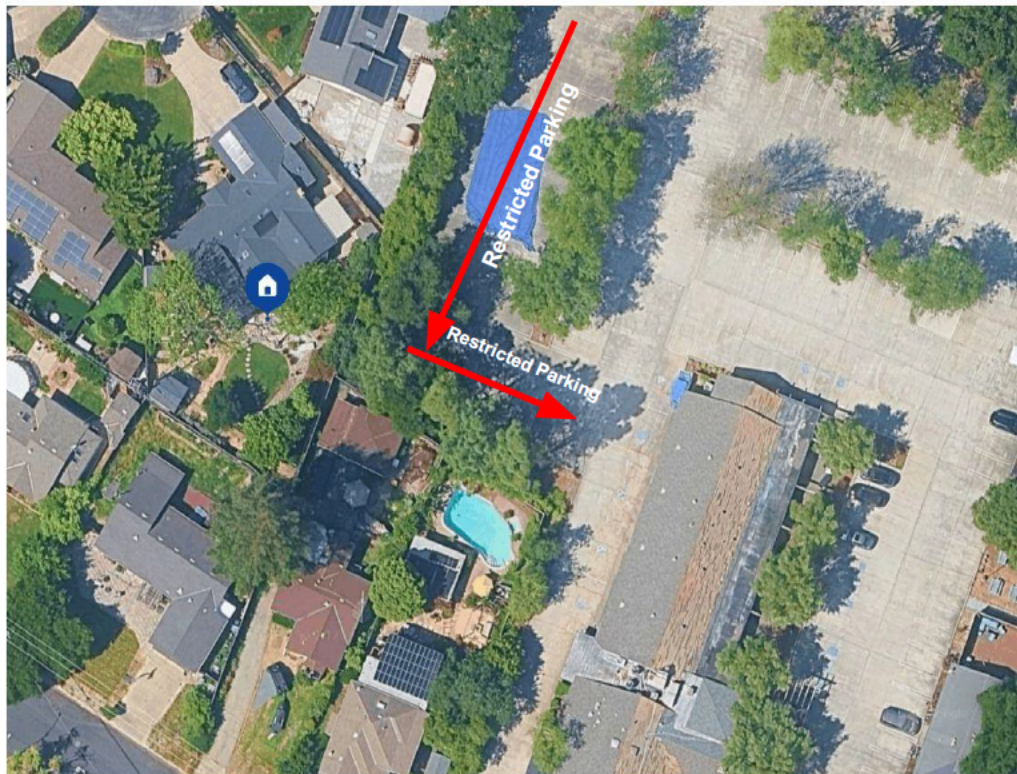


Image A