



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/22/2026

ITEM NO: 3

DATE: April 20, 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 27 contains additional information from the neighborhood group.

Public comments received between 3:01 p.m., Friday, April 17, 2026, and 3:00 p.m., Monday, April 20, 2026, are included as Exhibit 28.

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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

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

Received with this 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

From: Farley Road Neighborhood Coalition <[REDACTED]>

Sent: Sunday, April 19, 2026 11:00 PM

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: Request for Continuance – WVMA CUP Modification (Hearing Date: 4/22)

Dear Planning Commission,

We have submitted our recommended CUP conditions on April 17, 2026. If you have specific questions or need clarification, we will be happy to provide answers during the 4/22 meeting. Given the comprehensive nature of our proposal, we believe a continuance of the April 22nd vote is necessary to allow for a thorough review of the details and to further engage with mediation services.

Following your recommendation, we have contacted the [Peninsula Conflict Resolution Center](#) and the [Center for Human Development](#) and are awaiting their response.

We are also vetting a shortlist of highly qualified neutrals to ensure a productive session:

- Hon. James Ware (Ret.): Former State/Federal Judge; complex litigation expert.
- Hon. Edward Infante (Ret.): Former U.S. Magistrate Judge; public policy specialist.
- Tamara Lange: JAMS neutral; civil rights and complex dispute resolution.
- Howard Herman: Environmental and public policy mediation expert.
- Hon. Robert Baines (Ret.): Former Judge; deep Santa Clara County experience.
- Jeffrey P. Blum: Local Los Gatos attorney; private judging and mediation.

A brief continuance is essential to finalize these professional arrangements and ensure a fair, sustainable agreement for the community.

Sincerely,

Farley Road Neighborhood Coalition

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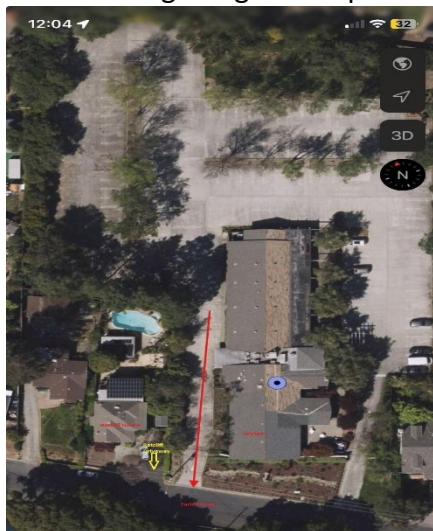
From: Kim Ratcliff <[REDACTED]>
Sent: Monday, April 20, 2026 2:59 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; jimratcliff <[REDACTED]>; Joel Paulson <jpaulson@losgatosca.gov>
Subject: Ratcliff's Property Specific Requests for WVMA CUP Conditions

Dear Planning Commissioners,

First, we want to thank you for the care and consideration you have given to this item so far. We appreciate your thoroughness and thoughtful questions.

As the direct neighbors to WVMA, we are in solidarity with the Farley Road Neighborhood Coalition on the proposed CUP Modification conditions sent to you last Friday.

However, as WVMA surrounds our property (see photo), we ask that you consider on our behalf the following mitigations specific to our property:



1. Taller fences as suggested by Commissioner Barnett will not absorb sound. Require the applicant to engage a light and noise pollution consultant, approved by the Town, to evaluate how to reduce light and noise impacts upon our home (as well as the other immediately adjacent homes.) This evaluation should include consideration of planting a uniform significant privacy hedge 8' or taller surrounding our property line, installing more robust barriers at the exit driveway, and repairing the pavement cracks in the exit driveway that cause loud booming noises when vehicles pass over. A plan shall be planted and installed along our property by September 1, 2026.
2. Conduct a noise study during Ramadan by an unbiased noise consultant and collect decibel measurement of 200 vehicles exiting within 60 feet of our bedroom at 11 pm well after Town's quiet hours ordinance.

3. To satisfy the Town's legitimate governmental interest in preserving our neighborhood:

- Limit the facility use twice a month on Sundays between the hours of 12-5 pm to ensure our quiet enjoyment of homes and minimize the facility's neighborhood impact of sustained, around the clock weekday/night and weekend traffic/parking lot noise pollution (engines revving, slamming doors, car alarms, yelling, etc.)
- Prohibit staggered attendance: Events must have a fixed start and end time with a single group of attendees. "Rolling" or "staggered" arrivals/departures to bypass capacity limits bring hours of sustained weekend traffic.

4. Limit the number of prayer attendees before 8 am and after 10 pm (with the exception of Ramadan) to less than 25, as contemplated in the 2020 CUP approval documentation allowing us to sleep and be rested for our jobs. Note: Calvary Church which allows daily assembly from 7 am to 10 pm and extended operation until 12:00 am on Saturdays sits on a 7.4 acre lot and is surrounded on three sides by commercial or office zoning with ingress and egress primary onto Los Gatos Blvd., which is designated as an arterial road.

5. Deny request for an extra half hour to vacate the parking lot. This condition, if accepted, translates to 200 vehicles as late as 11 pm year round (and 11:30 or midnight for 30 nights during Ramadan) as we try to sleep and rest in our home. 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 peace and rest we all deserve in our home.

6. Require the applicant to block off portions (approx. 10 parking spaces) of the lot adjacent to our property on weekends, weeknights, and at night when the lot is not at full capacity with physical and substantial barriers (similar to the Calvary Church's Shannon Road egress and permanently closed back right parking lot area) to protect our privacy.

7. Require applicant to remove the 'right hand turn only' sign at the end of exit and change it to 'left hand only' turn to feed traffic out to major arterial road, Los Gatos Blvd.

8. The applicant must address the blind spot at the end of exit driveway (mirror, signage) and/or provide traffic management for egress during peak traffic at all times of year, so as to ensure there are breaks in the traffic such that we may enter or exit our own driveway and are not trapped or endangered; require this corrective action immediately.

9. Require the applicant to conduct all weekend events set up and delivery on the East side of property, not on the west side adjacent to our property. No staging or delivery for Ramadan on weekends; weekdays only.

We are happy to answer any questions at the 4/22 meeting.

Thank you,
Kim and Jim Ratcliff

From: Gus Who <[REDACTED]>
Sent: Saturday, April 18, 2026 8:07 PM
To: Planning <Planning@losgatosca.gov>
Subject: Public Comment Item # 1&3 for 4-22 PC

To Whom It May Concern,

Given this Planning Commission meeting was just posted, and am trying to follow along with some others in this town to important info that will impact this town...

I believe yesterday's article published in the local Town paper (LOS GATOS WEEKLY TIMES) needs to be put in the record for agenda # 3. I am not sure of the author, but it is the "Opinion" of the paper that provides the "\$1.00 | FRIDAY, APRIL 17, 2026 | MERCURYNEWS.COM/LOS-GATOS"

This news was delivered free of charge to I believe the community at large. I am not sure, but suspect the Town supports such free service, and given the high volume of watch viewed replay to March 25 (1.2 k views) and March 31 (1.8 k views) planning commission meetings, um... if not resolved by parties, and none paid commissioners vote ... one way or the other.. one can foresee legal ramifications, and people with "OPINIONS" that get "quoted" ... um .. enough said.

I believe this should be noted, as someone who .. um .. that I request minutes be pulled, and corrected .. um ... not very good at public speaking.. blah, blah... blah!

But don't want be hauled into a court of law.. um .. over WAT? (TRAFFIC & Noise??)

Therefore this picture of page 6, articles and D ... um .. to page.. See Traffic on ..A 20.. ... add that up, and its...

COMMENTARY

Iran war's environmental toll is huge but rarely mentioned

By Barret Baumgart

What are we not talking about after a month of war in Iran? The news will continue to question the strategy or lack thereof. It will count casualties, rising prices, the remaining days until November — but what it will not tally is the egregious cost to the planet.

The numbers are dumbfounding. An F-16 in combat consumes as much fuel in one hour as the average American driver uses in three years. Forty-two F-117 fighter jets flying 1,300 combat sorties — the figure for the first month of Operation Iraqi Freedom in 2003 — produce 52 billion pounds of carbon pollution.

To match that output, a Boeing 747 would need to make more than 100,000 round trips between LAX and JFK. At 40 commercial flights a day, that's almost seven years' worth of aviation — for a few weeks of one war.

A pair of Apache helicopter battalions burns 60,000 gallons of jet fuel in a single raid. A B-52 Stratofortress gulps 55 gallons of fuel every minute it is airborne, or 3,300 gallons of fuel per hour. Boots on the ground? Humvees get 4 miles per gallon. M-1 tanks get 1.5 to 3 miles per gallon. A single U.S. Army armored division consumes 600,000 gallons of fuel per day.

These are not anomalies. This is the ordinary metabolism of modern American warfare. The U.S. Defense Department purchases and consumes



The U.S. Defense Department purchases and consumes more petroleum than any other single institution on Earth. Above, wreckage of what Iran's state TV claimed was the site of a downed American transport plane and two helicopters involved in a rescue operation in Iran appears earlier this month in the country's Isfahan province. SEPAHNEWS VIA THE ASSOCIATED PRESS

more petroleum than any other single institution on Earth. Even before the wars in Iraq and Afghanistan, in 1999 the department bought 100 million barrels of petroleum for \$3.5 billion, a peacetime baseline. The Defense Logistics Agency attempted to translate: "That's enough fuel for 1,000 cars to drive around the world 4,620 times." Or 115 billion miles, equivalent to 410 round trips to and from Mars.

The Pentagon is not merely a participant in the climate crisis. It is the most prolific and perhaps least scrutinized purchaser. By 2004, it had purchased 144 billion barrels of oil — 6 billion gallons — for \$8.2 billion. By 2008, a price spike forced it to spend nearly \$20 billion for slightly less oil.

"When your fuel bill goes up that much," Navy Vice Adm. Philip Cullom admitted,

"you've got to ask yourself, 'What are you not going to do?'"

In 2009, President Barack Obama signed Executive Order 13514, requiring all federal agencies to develop annual Strategic Sustainability Performance Plans — concrete, measurable targets for reducing greenhouse gas emissions, energy consumption, water use and waste. "As the largest consumer of energy in the U.S. economy," Obama said at the signing, "the federal government can and should lead by example."

Quietly inserted at the center of the Pentagon's own sustainability plan, though, was this crucial phrase: "Operational energy is necessarily exempt from the targets of this Plan and Executive Order 13514."

What is more, the

See BAUMGART on Page A14

Cartoonist's take



CLAY BENNETT

LOS GATOS

Farley Road traffic nightmare; are other neighborhoods next?

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 visi-

tors 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 shin-

ing 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

See TRAFFIC on Page A20

TRAFFIC

From Page 6

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 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.

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

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.



The Farley Road Neighborhood Coalition, representing approximately 70 households within a six-block radius of the West Valley Muslim Association, seen here, is asking the Town of Los Gatos to "do its job" and help mitigate traffic and noise issues coalition members says have been ongoing since the WVMA began operating at the site in 2018. FILE PHOTO

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.

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.

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 and 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: Michelle Young <[REDACTED]>

Sent: Friday, April 17, 2026 6:59 PM

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

Subject: Please do the right thing!

Hello!

I am asking you, the Town of LG, to conduct critical traffic and public safety studies before granting a permit that will allow the facility right next door to all these homes to operate for 20 hours a day!

Would you want all this activity next door to your home? In your neighborhood??

Please do what's right! This isn't about culture or religious freedom — we fully support both, but this is about privacy and doing the right thing.

Please do the right thing and do the critical traffic and public safety studies before doing anything.

Please.

Michelle

From: Linda S <[REDACTED]>

Sent: Saturday, April 18, 2026 5:31 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>

Subject: Re: Question about proposed CUP U-24-010

Dear Ms. Shoopman,

Thank you so much for your response.

I would like this email, with the addition of your response, to be included for the record. Please remove my email address from any of the published documents.

My concern is that there is some confusion about this CUP modification. Since it is stated in the title of the draft of the new CUP, anyone engaged with these proceedings would think that it is only limited to extending hours, but it is clear that the changes go beyond simply and expansion of operating hours. Below is the table comparing the currently approved permit and the proposed permit.

The expansion of uses is so significant, that it might even be considered a new **type** of nonconforming use of the building, such as a private club, fraternal organization, or community center. In that case, when considering the new conditional use permit, keep in mind section 29.10.235, **"In no event may the building be used for any use that is less consistent with the uses permitted in the zone than the most recent lawful activity in the building."**

Regards,

Linda Swenberg

Category	Approved Permit (2020)	Proposed Permit (2026)	Key Changes Beyond Hours Extension
Permitted Uses	Maintain an existing church facility for religious observance (primarily worship services). Limited to religious services during Ramadan for extended hours.	Operate an existing institution for religious observance. Includes worship services plus religious exercise (prayers, educational classes, Sunday school), community events, charitable events, and other activities related to the religious mission. Facility may be rented to community members or organizations for educational, charitable, religious, or related services benefiting members.	Significant expansion of allowable activities to include a broader range of community, educational, and charitable events/rentals (not limited to core worship).
Occupancy Limits	No explicit maximum; referenced anticipated low attendance (10–25 members for Ramadan prayers).	On-site events limited to the maximum building occupancy established by Fire and Building Code.	New explicit cap tied to fire/building code (adds enforceable limit).
Noise & Quiet Hours	No specific noise conditions or quiet hours defined. Windows on the west elevation shall remain closed (general site condition).	Establishes Quiet Hours: 10:00 p.m. – 8:00 a.m. daily . During Quiet Hours: • All activities must comply with Town Noise Ordinance residential standards (measured at property line). • Parking lot limited to ingress/egress, security, emergency access, or use by leaders' quarters occupants (when no service in session). • Windows and doors facing residences must remain closed (except limited ingress/egress for services). • Lighting must be full-cutoff, downward-directed, and dimmed to security levels. • Require posted "Quiet Hours"	New comprehensive Quiet Hours regime with detailed operational restrictions on parking, building operations, lighting, and signage/communication.

Parking Lot Operations & Closure	No specific parking lot rules beyond general note of no increase in traffic/parking impacts.	signage and reminders to attendees to minimize noise when leaving. Parking lot must be vacated by 11:00 p.m. during general hours, or within 30 minutes of the end of the last service during seasonal late hours. Staff/volunteers must remind attendees to leave quietly. Lot may open 2 hours prior to sunrise for pre-sunrise services.	New mandatory lot closure/vacation times and reminder protocols (adds enforcement layer for post-event activity).
Parking & Traffic Management	No detailed requirements; noted no anticipated increase in traffic or parking demand.	• Monthly outreach to members encouraging carpooling and sensitivity to neighbors. • For events exceeding on-site parking: designate monitor/attendant; ensure all on-site spaces used first; maintain emergency access. • Use both driveways for exiting during high-traffic events, with attendants as needed. • Overflow parking plan required when on-site capacity insufficient. • At least 30 days before high-attendance periods: written reminders to members/attendees about respectful parking, carpooling, avoiding spillover on residential streets, and minimizing parking lot congregation. Documentation must be kept and available upon request.	Substantial new requirements for proactive traffic/parking management, monitoring, overflow planning, and documented community outreach (goes well beyond the 2020 assumption of minimal impact).
Lighting & Site Screening	No specific lighting conditions. New fence on easterly side to match existing redwood.	All site/parking lot lighting: full-cutoff, downward-directed, dimmed to security levels during Quiet Hours. Within one year: plant and maintain sufficient shrubs to obscure vehicle headlights along fence	New mandatory lighting standards during Quiet Hours and new landscape screening requirement for headlights.

		lines abutting Chirco Drive, Corcel Court, and 16793 Farley Road (as approved by Community Development Director).	
Deliveries	No specific conditions.	Deliveries by vehicles >26,000 lbs GVWR limited to 8:00 a.m.–8:00 p.m., Monday–Saturday.	New restriction on large-vehicle deliveries.
Gates & Mechanical	No specific conditions.	Any future modification or new electronic sliding gate must include sound-reducing approaches/technologies.	New sound-mitigation requirement for gates.
Community Interface & Transparency	No website or calendar requirement.	Maintain a publicly accessible website with: • Information on services, programs, classes, and events. • Monthly calendar of scheduled events and hours. • Contact information for facility representatives. Annual public listing of Ramadan late-hour dates.	New mandatory public website and calendar for transparency and neighbor awareness.
Compliance & Monitoring	Standard: comply with conditions; memorandum for building permit; Certificate of Use/Occupancy; substantial conformance with plans. Any changes require further approval.	Retains standard language but adds: No verbal interpretations are binding—only written approvals from Community Development Director count. One year after approval: Planning Commission to conduct a compliance review (incomplete in extraction but explicitly required).	Adds explicit prohibition on relying on verbal guidance and a scheduled one-year compliance review by the Planning Commission.
Leaders' Quarters	Limited to living quarters for leaders associated with the church facility.	Limited to living quarters for visiting scholars and/or leaders associated with the institution.	Minor clarification/expansion to include “visiting scholars.”
Seasonal Late-Hours	Up to 11:00 p.m. for 30 days during Ramadan.	Up to 11:30 p.m. (if sunset before 7:30 p.m.) or 12:00 a.m. (if sunset after 7:30 p.m.) for	Later allowable end times (tied to sunset); new public notification requirement

**Exception
(Ramadan)**

30 days during Ramadan. Must and non-transferability
publish dates annually on clause.
website. Not transferable to
another owner/use.

On Apr 13, 2026, at 9:31 AM, Jocelyn Shoopman <jshoopman@losgatosca.gov> wrote:

Hi Linda,

This condition was updated to reflect that the existing living quarters may be utilized by a visiting scholar, per the applicant's request. From staff's understanding a visiting scholar provides additional education to the congregants and leaders of the mosque.

Staff is not aware of other CUPs with the terminology of a 'visiting scholar.' The CUP for the Faith Lutheran Church discusses an existing caretaker/pastor's quarters and that it shall not be expanded without obtaining prior approvals from the Town.

Please clarify if you would like your email, dated April 11th included as public comment for the April 22nd Planning Commission meeting.

Thank you,



Jocelyn Shoopman • Senior Planner

Community Development Department • 110 E Main Street, Los Gatos CA 95030

Ph: 408.354.6875 • JShoopman@losgatosca.gov

www.losgatosca.gov • <https://www.facebook.com/losgatosca>

COMMUNITY DEVELOPMENT HOURS:

Counter Hours: 8:00 AM – 1:00 PM, Monday – Friday

Phone Hours: 8:00 AM – 5:00 PM, Monday – Friday

NOTICE: The Town is aware of scam emails requesting wire transfers to pay permit, or other, fees. The Town will NOT ever request wire transfers to pay for permits. Please call your assigned staff, or the Community Development Department, if you receive a payment request that does not look legitimate. You can also log into your Citizen's Portal account to see if you have any outstanding invoices.

All permit submittals are to be done online via our Citizen's Portal platform. All other services can be completed at the counter. For more information on permit submittal, resubmittal, and issuance, please visit the [Building](#) and [Planning](#) webpages.

This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or copying of the e-mail is strictly prohibited. If you have received this communication in error, please immediately notify us at the above e-mail address.

P Think Green, please consider the environment before printing this e-mail.

From: Linda Swenberg <[REDACTED]>

Sent: Saturday, April 11, 2026 1:55 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Planning <Planning@losgatosca.gov>

Subject: Question about proposed CUP U-24-010

Ms. Shoopman and others,

In reviewing the proposed CUP U-24-010 for 16769 Farley Road, I noticed that several other conditions have changed in addition to the hours of operation. Most of the changes are addressed in the Letter of Justification which the town received from the applicant, but not all of them.

In particular, in the Use and Occupancy section of the permit, item 8 Living Quarters now reads, "The leaders' quarters shall not be used for any purpose other than living quarters for **visiting scholars and/or** leaders associated with the institution." (Emphasis added). The bold text is a change from the previous permitted use/occupancy for the leaders' quarters, which simply allowed "leaders associated with the institution" to live in those quarters.

There is no instance of "scholar" found in the staff report or the letter of justification from the applicant.

What is a "visiting scholar?" What justification was there for this change? Is it similar to permitted uses of other institutions in our town?

Regards,
Linda Swenberg

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