



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/31/2026

ITEM NO: 1

DESK ITEM

DATE: March 31, 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 19 contains additional information from the applicant's legal counsel.

Exhibit 20 contains supplemental information from the applicant's noise consultant.

Exhibit 21 contains the applicant's neighborhood outreach efforts since the March 25, 2026, Planning Commission meeting.

Exhibit 22 contains the applicant's response to public comments provided at the March 25, 2026, Planning Commission meeting.

Exhibit 23 includes additional public comment received between 3:01 p.m., Monday, March 30, 2026, and 11:00 a.m., Tuesday, March 31, 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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

4. Conditional Use Permit U-20-001; March 11, 2020, Planning Commission Staff Report; and March 11, 2020, Planning Commission Minutes
5. Letter of Justification
6. Neighborhood Outreach
7. Noise Analysis
8. Site Map
9. Applicant's Response to Public Comments Regarding Noise
10. Additional Information from the Applicant
11. Public Comments Received by 11:00 a.m., Friday, March 20, 2026, with Attachment A, Videos Provided as Part of Public Comments

Previously Received with the March 23, 2026, Addendum Report:

12. Public Comments Received Between 3:01 p.m., Friday, March 20, 2026, and 3:00 p.m., Monday, March 23, 2026

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

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

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

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

Previously Received with the March 27, 2026, Staff Report:

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

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

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

Received with this 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

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.

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One Bush Street, Suite 600, San Francisco, CA 94104
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EXHIBIT 19

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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MEMORANDUM

DATE: 31 March 2026

NAME:
Matthew Visick

COMPANY:
Reuben, Junius & Rose, LLP

EMAIL:
mvisick@rebuenlaw.com

FROM: Ben Piper

SUBJECT: West Valley Muslim Association
Planning Commission Meeting Follow-up

PROJECT: 25-0042

As a follow-up to the Los Gatos planning commission meeting on 25 March 2026 regarding the West Valley Muslim Association (WVMA) conditional use permit (CUP), we have the following input for acoustics.

- The **maximum noise level** of car passbys is not expected to increase and is independent of the number of vehicles or time of day. The vehicle noise limit standards of the Town Noise Ordinance (Section 16.20.055) include a maximum noise level limit of 95 dBA for non-commercial vehicles. We expect WVMA traffic to meet this standard regardless of how many cars there are and at what time they are entering/exiting the facility.
- The **average noise level** of car passbys is not expected to increase because the WVMA CUP modification request does not include additional occupancy or events (e.g., more prayer services). The Town Noise Element of the General Plan (Chapter 8.11) provides average noise level goals in terms of Ldn¹. The Ldn is not expected to increase because the overall traffic numbers are not expected to increase – including the number of vehicles that are entering/exiting within the “penalized” 10 pm to 7 am window.

*

*

*

This concludes our current input. Please let us know if you have any questions.

¹ Ldn (Day-Night Average Sound Level) – A descriptor for a 24-hour A-weighted average noise level. DNL accounts for the increased acoustical sensitivity of people to noise during the nighttime hours. DNL penalizes sound levels by 10 dB during the hours from 10 PM to 7 AM. For practical purposes, the DNL and CNEL are usually interchangeable. Ldn is sometimes written as DNL.

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WVMA – Neighborhood Meeting – March 29, 2026

Following the March 25 Planning Commission hearing, we reached out the next day to several neighbors individually who had spoken at the meeting and invited them to sit down with us. The neighbors wanted to meet as a group, and the conversation took place on Sunday, March 29 at 6 PM, with five of our neighbors – Kim and Jim Ratcliff, Mark Leonard, [REDACTED], and Ali Reza.

To reflect the importance we place on this relationship, WVMA was represented by a broad group: Razi Mohiuddin, President Osman Ghafoor, Executive Director Lubna Shaikh, board members Elijah Reynolds, Anas Syed, Waqar Chadhry, Abde Shadab Faruqui, and two prominent community members.

The agenda for the meeting as proposed to the neighbors when requesting the meeting was:

As for an agenda, we want to understand what matters most to each of you so we can find ways to address impacts and identify practical mitigations that work for everyone.

We want to be upfront so our time together is productive: our prayer times follow sunrise and sunset, and that is not something we control; and the facility's capacity and use were contemplated when this property was originally approved as a place of worship. Those aren't areas where we have flexibility – but we believe there are meaningful steps we can take around traffic management, parking, lighting, landscaping, and other operational practices to be good neighbors. And we would also like to discuss how we can jointly explore and propose potential solutions to the Town infrastructure such as sidewalks, lighting, crosswalks, etc.

A summary of our discussion at the meeting, which we shared with the neighbors, is below:

Dear Kim, Jim, Mark, [REDACTED], and Ali Reza,

Thank you for meeting with us on Sunday evening. We genuinely appreciate the time you took to share your concerns and ideas – and the collaborative spirit that emerged as the conversation progressed.

We understand you emphasized that nothing was to be formally agreed upon at the meeting, and we want to honor that. This letter is not a statement of binding commitments – it is a summary of our discussion and the possible solutions that emerged, offered in the spirit of transparency and continued dialogue.

Below is our understanding of the mitigations we discussed together, organized by topic.

Traffic & Parking

Exit driveway signage. You raised the idea of removing the "Right Turn Only" sign at our exit driveway, which would allow departing vehicles to turn in either direction and disperse more quickly. We agree this makes sense and will recommend to the Planning Commission that the following sentence be added to Condition 17 (Driveway Operations): "The permittee is authorized to remove the existing 'Right Turn Only' signage at the exit driveway."

Street parking protection. Ali Reza suggested that neighbors might appreciate traffic cones to reserve parking spaces in front of their homes during Fridays and Ramadan evenings. We are happy to provide two to three cones to Ali Reza and any neighbor who requests them.

Designated parking lane on Farley Road. Rich proposed that the Town paint a line to formalize a parking lane on Farley Road. We will support this request if neighbors wish to pursue it with the Town.

Facility Use

Events limited to WVMA-related activities. You asked for assurance that the facility will not be rented out for unrelated commercial events. We confirmed that all events – including community activities such as SAT preparation workshops, blood drives, and backpack drives – fall within the religious, educational, and charitable mission of our

institution. The draft conditions of approval already reflect this, stating that the facility "may be rented to community members or by organizations providing educational, charitable, religious or other services for the benefit of the institution's members." Open rental to outside, unrelated parties is not contemplated.

Communication

Contact information. You suggested having a reliable way to reach WVMA leadership if concerns arise. We will provide contact information for multiple board members and staff, and will explore setting up a single phone number that routes to all of them. This information will be posted on our website as well.

Regular meetings. You proposed that we establish a standing schedule for neighbor-WVMA check-ins. We welcome this idea and will work with you to set a cadence that makes sense – perhaps quarterly or after significant observance periods.

Community celebrations. As we are part of this neighborhood, we would be delighted if you can join us for celebrations and community dinners so we also feel welcome in this neighborhood. We appreciated your interest and look forward to having you join future gatherings and any programs you would like to attend.

Hours of Operation

Pre-sunrise prayers. Our earliest congregational service begins at 5:00 AM in summer months when days are long; our latest pre-sunrise service begins at 6:30 AM in winter months. The draft conditions permit operations beginning 1.5 hours before sunrise, which accommodates this range.

Ramadan nightly prayers. For about the next fifteen years, Ramadan will fall during winter months when sunset occurs before 7:30 PM. Under those conditions, we expect services will conclude around 11:00 PM, and attendees will depart shortly thereafter. We also noted that when we recite the complete nightly chapter of the Quran – rather than a portion of it – departures tend to be more gradual, as many attendees leave before the conclusion, rather than everyone leaving around the same short amount of time. The 11:30 PM departure in the draft conditions is to ensure that we manage this in a safe and orderly fashion.

Light Mitigation

Vehicle and parking-lot lights. Rich raised concerns about headlights and parking-lot lighting affecting neighboring homes. We commit to working with affected neighbors to evaluate additional plantings, improved fencing, or other measures that reduce light spillover. We will ensure that parking-lot lighting be full-cutoff, downward-directed, and dimmed to security levels during Quiet Hours, and that shrubs be planted along fence lines.

With the exception of the exit driveway signage, each of these items is already addressed in the draft conditions of approval. What we accomplished on Sunday was a better understanding of the practical details of implementation – the neighborly specifics that go beyond what any permit can require.

We believe these steps reflect the constructive spirit of Sunday's conversation. Please let us know if we have captured anything incorrectly or if there are additional points you would like to discuss.

In the spirit of the collaborative relationship we are building, we plan to share this summary with Town staff on Tuesday so they can see the progress we're making together. We encourage you to do the same – having neighbors and WVMA present a consistent picture of our discussions can only help the process.

Thanks,

Razi

WVMA – Responses to Public Hearing Comments

March 30, 2026

This document addresses the concerns raised by neighbors and answers some questions asked by commissioners at the March 25, 2026 Planning Commission Hearing; and the actions WVMA has taken, and how the proposed conditions of approval address each issue.

1. Noise

What We Heard

Neighbors expressed concerns about gate track noise, conversations in the parking lot, vehicle sounds (doors closing, engines starting), and sound escaping from the building during services.

What We Did

- Removed our \$50,000 commercial gate track to eliminate metal-on-metal noise, exposing our facility to vandalism, and hate crimes.
- Replaced chain-link fences with good-neighbor wood fences and lattice extensions – in one case paying the full \$4,300 cost for a neighbor
- Planted 10 trees to provide natural sound barriers
- Posted "Quiet Zone" signs throughout the parking lot
- Stationed volunteers with reminder signs at exit driveways during Ramadan
- Redirected indoor speakers away from walls facing neighbors
- Ensured all services remain indoors with no outdoor amplification
- Submitted a professional noise study showing WVMA activities was **within 1–3 dB of ambient levels**. Also rebutted the noise study submitted by a neighbor as not being applicable.

How Conditions Address This

- Condition #12 (Windows and Doors): Windows and doors on west elevation remain closed during services
- Condition #13 (Noise Mitigation & Quiet Hours): Comprehensive requirements including no amplified outdoor sound, Quiet Hours 10 PM–8 AM, parking lot operations restricted, windows/doors closed, lighting dimmed, and "Quiet Hours" signage posted
- Condition #14 (Lot Closure Rule): Parking lot vacated within 30 minutes when facility closes
- Condition #19 (Electric Gate): Any future gate modification must include sound-reducing approaches and technologies

2. Traffic and Speeding

What We Heard

Neighbors expressed concerns about speeding on Flintridge Drive and Chirco Court, child safety during school drop-off times, and congestion during Friday prayers and Ramadan.

What We Did

- Hired professional traffic safety guards during Ramadan 2025 and 2026
- Implemented dual-driveway exit during high-traffic events to reduce queuing
- Coordinated with Los Gatos-Monte Serrano Police for increased patrols and electronic speed sign placement on Farley Road during Ramadan 2025, and on Los Gatos Blvd in Ramadan 2026
- Support the Town installing speed humps on neighborhood streets
- Public Records feedback from the Santa Clara County Fire and Los Gatos-Monte Sereno Police did not indicate any traffic accidents or events due to WVMA services

How Conditions Address This

- Condition #16 (Parking Lot Monitoring): Traffic management measures during high-attendance events including parking attendants and directional signage
- Condition #17 (Driveway Operations): Both driveways used for exiting with traffic attendants during high-volume events

Context

Officer Ben was stationed outside the facility on March 26, 2025 and observed no speeding, and indicated it was “eerily quiet”. Speeding in the neighborhood is an infrastructure issue best addressed by Town traffic engineering, not CUP conditions on a single property.

3. Parking

What We Heard

Neighbors raised concerns about overflow parking on neighborhood streets, and blocked driveways.

What We Did

- Actively encourage carpooling through announcements and communications
- Deploy parking monitors at high-attendance events
- Submitted parking study showing capacity can increase from 180 to 203 spaces via restriping. A 1990 plan showed up to 207 spaces.
- In Ramadan 2026, we used Affordable Treasures parking lot and had a
- Hold Eid prayers offsite at Valco parking garage or West Valley College for past several years

How Conditions Address This

- Condition #15 (Monthly Communication): Outreach encouraging carpooling and use of on-site spaces
- Condition #16 (Parking Lot Monitoring): Monitor ensures on-site spaces used before off-site parking; maintain emergency vehicle access
- Condition #18 (Event Parking Overflow Plan): Required overflow plan when on-site parking is insufficient

Context

The 1990 approval established 682 seats with 186 parking spaces – a 4:1 ratio matching Town code. WVMA paid over \$11 million for this facility specifically because of its established capacity. Parking was a settled matter 36 years ago.

4. Light Disturbance

What We Heard

Neighbors raised concerns about parking lot lights shining into bedrooms, vehicle headlights disturbing sleep, and overall brightness levels.

What We Did

- Redirected and dimmed parking lot lights
- Installed individual light controls
- Added motion-detecting solar lights for security
- Installed good-neighbor fences with lattice extensions
- Planted 10 trees to provide screening
- Temporarily redirected traffic patterns to minimize headlight disturbance

How Conditions Address This

- Condition #13(c) (Lighting during Quiet Hours): All site and parking lot lighting shall be full-cutoff, downward-directed, and dimmed to security levels
- Condition #20 (Landscape Plantings): Sufficient shrubs to obscure vehicle headlights along fence lines abutting Chirco Drive, Corcel Court, and 16793 Farley Road

5. Communication

What We Heard

Neighbors wanted direct contact information, advance notice of events, and ongoing dialogue with WVMA leadership.

What We Did

- Provided phone, email, and text contact information for board members to neighbors
- Conducted door-to-door outreach to approximately 65 neighbors
- Performed mid-Ramadan check-ins
- Host annual open houses for neighbors
- Held Community Café event

How Conditions Address This

- Condition #15 (Monthly Communication): Continuing monthly outreach to members
- Condition #21 (Activity Calendar and Community Interface): Publicly accessible website with services, programs, monthly calendar, and contact information
- Condition #24 (High Attendance Guidelines): 30-day advance written reminders for recurring/seasonal high-attendance periods

6. Intensity of Use and Zoning

What We Heard

Some neighbors questioned whether this facility belongs in a residential neighborhood and claimed the intensity of use has increased beyond what was originally approved.

The Facts

The Town of Los Gatos approved a **682-seat religious assembly facility with 186 parking spaces** at this location in 1990 – 36 years ago. The building size and parking count have not changed. The only change is the religion being practiced: from Jehovah's Witness to Islam. The question before the Planning Commission is solely whether extending hours creates new impacts. The professional noise study demonstrates it does not.

7. Attendance Claims

Claims Made

Some neighbors have claimed WVMA has 1,000+ attendees during Ramadan and that the community has grown dramatically from "10 to 25 members" stated in 2020.

The Facts

WVMA has never had 1,000+ attendees during Ramadan. Most nights have 600 or fewer attendees; peak nights reached approximately 850 – well within the building's fire code capacity of 1,217. The "10 to 25 members" figure in the 2020 CUP application referred to *the number of people remaining at the END of extended-hour services* after natural attrition during the 2.5-hour Taraweeh prayer, not total attendance. During Ramadan 2026, public safety personnel were present on the busiest nights and raised no concerns about noise, traffic, or safety.

8. Responses to Commissioner Questions

During the March 25, 2026 Planning Commission hearing, commissioners raised several questions. Most of the questions were answered during the meeting. We want to provide some additional details and context for the following:

Are there other mosques in residential zones?

Commissioner Burnett asked: "Of the eight total mosques in the area, are any of them in a residential zone like R-1:8?"

Response: Yes, there are mosques in residential zones in the Bay Area. The Evergreen Islamic Center in San Jose's Evergreen area is in a residential zone. [Masjid Al-Noor](#), part of the Muslim Community Association at [1755 Catherine Street, Santa Clara](#) has operated in a residential zone since the mid-1980's and remains in operation today with almost identical timings for pre-sunrise, nightly and Ramadan services.

Why wasn't the noise study conducted during Ramadan?

Commissioner Stump asked: "What was the thinking for not doing this noise study during Ramadan itself?"

Response: WVMA was trying to provide the analysis for Town review before Ramadan 2025, hoping the CUP might be approved in advance.

What about growth from "10 to 25 members"?

Commissioner Stump asked: "You anticipated 10 to 25 members using the facility until 11:00 p.m. during Ramadan. Your high attendance was 850. What growth have you experienced?"

Response: Our attendance has increased. At the same time, the "10 to 25 members" figure was misunderstood. This referred to the number of people remaining at the END of extended-hour services, not total attendance. Ramadan Taraweeh prayers last approximately 2.5 hours, and there is natural attrition throughout: half way through, about 60–70% have departed; near the end, about 90% have left, leaving only 10% remaining. The 2020 application described who would remain after the extended hours period. The 682-seat capacity has always been the facility's permitted capacity since 1990. We exceeded this only on two nights during Ramadan 2026 (the 25th and 27th nights), reaching approximately 850 – still within the building's fire code capacity of 1,217.

How can there be "quiet hours" with vehicle activity?

Commissioner Burnett asked: "How can there be quiet hours if you're having 40 cars going out at 4:00 in the morning?"

Response: First, our earliest service even during the longest days in summer months is at 5:00 a.m. in the morning, not 4:00 a.m., and in the winter months is typically around 6:30 a.m. Second, the Salter noise study confirmed that vehicle noise from WVMA operations is within 1–3 dB of ambient levels – a difference that is acoustically unnoticeable. Third, the Town's Noise Ordinance (Section 16.20.010) prohibits noise that is "unreasonably disturbing" or "not necessary in connection with an activity which is otherwise lawfully conducted." Vehicle traffic arriving at and departing from a lawfully operating religious facility, and congregants walking quietly to their cars, are inherently necessary to the lawful operation of a religious assembly.

What compromises have neighbors proposed?

Commissioner Stump asked: "What else have you suggested to the community?" (to neighbor Jim Ratcliffe)

Response: The primary suggestions from neighbors have been parking-related: carpooling encouragement and potential permit parking on Farley Road. WVMA has implemented extensive carpooling encouragement through announcements, communications, and signage. We have also implemented traffic management measures, dual-driveway exit operations, and coordination with police. The conditions of approval include robust parking

management requirements. Regarding permit parking on public streets, this would be a Town decision affecting all residents and visitors, not a CUP condition specific to WVMA.

Please also see the WVMA – Neighborhood Meeting on March 29, 2026 for additional details.

What is the Ramadan religious exemption mentioned?

Chair Burch asked: "You mentioned 20 prayers in a night and an exemption to do 10. How does that work?"

Response: During Ramadan, Muslims traditionally recite the entire Quran over the 30 nights through Taraweeh prayers, typically consisting of 20 prayer units (rak'ahs) per night. The amount of Quran recited in each night is about one chapter of the 30 chapters. To shorten services and comply with current CUP end times, our religious scholars approved reducing to fewer prayer units for 2025 and 2026. This is a significant religious concession – the completion of the reading of the Quran during the month is an important goal for Muslims.

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From: Marie Thuillier [REDACTED]
Sent: Tuesday, March 31, 2026 10:53 AM
To: Planning <Planning@losgatosca.gov>
Subject: Public Comment Item #1 - Approve WVMA CUP extended hours

Hello,

My name is Marie Thuillier and I am a community member writing in support of granting the CUP for extended hours to the West Valley Muslim Association.

I believe in a Los Gatos community where we all belong. That is why I am writing today to ask the Planning Commission to approve WVMA's CUP modification and grant extended hours so that our neighbors can pray and observe Ramadan together, and so Los Gatos can be a community where we all belong.

Thank you,

Marie

March 31, 2026

SUBJECT: Desk Item for inclusion in 3/31/26 Planning Commission Meeting @ 6PM

Dear Town of Los Gatos Planning Commission and Staff,

I would like to request that the Town of Los Gatos Planning Commission consider revising the pending CUP Application for 16769 Farley Road, prior to any motion to vote, such that, the conditions and approach will provide both the Applicant and the Farley Road neighborhood a balanced solution for coexisting in harmony and with mutual respect. This is about the compatibility of operating hours, and we are simply asking for the Commission and Staff's attention to actively work towards a mutually beneficial resolution.

To date, the question before you is not just whether some mitigation exists—but whether the proposal, as a whole, is **compatible with its surroundings and consistent with the Town's long-term planning framework**. I am writing to you for the record, to ensure all members of the Planning Commission and Town Council are aware that **existing impacts are already significant and unresolved**, as it relates to the existing 2020 CUP Modification at 16769 Farley Road.

Last week at the Planning Commission session, a limited number of residents living in Los Gatos and the Farley Road neighborhood, gave public comment to describe ongoing early morning and late-night activity, persistent traffic congestion, parking overflow, and the inability to use their own homes and outdoor spaces as intended and overwhelming mention of safety concerns (speed, pedestrians, children playing, congestion, light and noise pollution) that all have been causing mental and physical health to deteriorate and worsen. These are not occasional inconveniences—they are **recurring, material impacts to residential quality of life**. It was a shock to hear one of the Planning Commission representatives ask the residents if any violations had been reported. Respectfully, it would behoove the staff to provide a report containing the list of violations as an exhibit or attachment with their report recommendation. This was one of the misses we felt was an example that the Town of Los Gatos is not supporting or working for the residents.

The situation is compounded by the Applicant's continual refusal to compromise. They have not demonstrated a willingness to reach a balanced consensus, and continue to violate their current CUP. Based on their communications, they are focused on **expediting approval rather than resolving incompatibilities**. In advance of meetings, the Farley Neighborhood residents have asked what recommendation they are willing to implement, can they share a general plan, versus picking off each neighbor's property and working in silos versus as a collaborative neighborhood plan. They never provided a general plan, or conceptual list of ideas for their facility that would address residential neighbors' concerns, nor did they come to meetings or communicate in a truly transparent manner. While the applicant characterizes their meetings as "productive," and neighborhood outreach as positive, the record shows no meaningful, binding solutions were reached and that neighborhood outreach was not consistent, not representative of all impacted neighbors, and inaccurately reported feedback, in some instances.

The consistent tone of their response has been, there is no flexibility on their end, (which we know for a fact **there is flexibility**, as demonstrated during the nights of 2026 Ramadan, the facility shortened the hours to work towards compliance of the 11 PM curfew). With this continual refusal to compromise, WVMA has not demonstrated a willingness to reach a balanced consensus, and yet continue to violate their current CUP.

To illustrate that we continue to explore and identify new solutions through further educating ourselves, we found some possible areas that will foster a more balanced environment to restore and preserve our residential neighborhood. We respectfully ask the Town of Los Gatos Planning Commission to incorporate the ideas below, **PRIOR to voting** on the pending Application, and ensure that the CUP includes a balanced approach

that is aligned with the Town's General Plan, Ordinances in order to restore and protect the neighbors homes and well-being.

Guiding principles based on our learnings, for the Planning Commission and Staff's consideration to **revise the pending application prior to a vote**, or if there is a follow on appeal:

- At its core, Islamic prayer is about intention, reflection, and connection with God—**not a specific building or location**.
- The Islamic faith is deeply rooted in devotion, discipline, and community. But it is also a religion that explicitly provides flexibility—especially when it comes to **where prayer occurs**.
- Islamic practice prioritizes sincerity and devotion **over physical location**

We would like to request that the Town of Los Gatos Planning Commission consider advocating a recommendation for a balanced approach that will provide the Applicant and the Farley Road neighborhood to coexist in harmony.

Respectfully,

Anonymous
Farley Road Neighborhood

From: Linda S [REDACTED]
Sent: Tuesday, March 31, 2026 10:25 AM
To: Planning <Planning@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Public Comment Item #1

Honorable Planning Commissioners,

This is a follow-up to written and verbal comments that I previously submitted.

Thank you for your volunteer service and for considering my written comments on the West Valley Muslim Association CUP modification. I live down the street from another religious organization and care a lot about keeping our quiet residential neighborhoods peaceful.

The staff report and draft resolution seem to be missing some of the important findings the General Plan requires. This decision also matters to all Los Gatos residents. If this organization gets approval for these expanded hours, the Town could face requests from other religious groups under RLUIPA for the same treatment in residential zones. I don't want that kind of change happening in my own neighborhood or elsewhere in town.

Regarding RLUIPA, the Act states that "No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution." In this case, the applicant is asking to be allowed to operate on a regular basis during curfew hours — something that would not be permitted for any other assembly or institution in Los Gatos. The applicant's request for different treatment appears to be the opposite of what RLUIPA requires.

Some people are saying the Town has to approve this to uphold diverse values. I respectfully disagree. No one is asking for the WVMA to leave the neighborhood. Residents simply want operations that are compatible with the quiet residential character around them. What about "diversity" requires imposing regular late-night and pre-dawn vehicle activity on a peaceful neighborhood? What about the rights and quality of life of the diverse residents who already live here and chose this quiet R-1 area for its peace and tranquility?

The 2020 Land Use Element (still in force for land use) and the 2040 Noise Element set clear expectations for protecting residential character, quality of life, peace and tranquility, and sleeping conditions. The staff report and resolution mention some policies but mostly say "conditions of approval will be included" instead of doing the actual analysis and findings needed. They also rely on a basic noise study that only looks at the standard Noise Ordinance, not the stronger protections in the 2040 plan.

One thing that really concerns me is that the applicant already has a CUP that was modified when they first started operating at this location. They knew then about their desire to hold services late at night and well before dawn during certain times of year. Restrictions codified in Los Gatos ordinance and the General Plan were in force at that time. Not much changed

(maybe nothing?) in the noise ordinance and the Land Use Element is the same as it was back then. Why wasn't this requested as part of the original or earlier modification? It feels like these requests for significant changes to quiet overnight hours are being added after the fact.

The proposed hours — starting 1.5 hours before sunrise (sometimes as early as around 4 a.m.) and going until 11:30 p.m. or midnight during Ramadan for 30 days a year — would bring regular vehicle activity into traditional quiet overnight and early-morning times in our R-1:8 residential zone.

The applicant has said that noise during curfew hours is allowed if it relates to lawful activities. I believe this misinterprets the Town's Noise Ordinance. The curfew rules in Municipal Code § 16.20.010 are separate from the decibel limits and vehicle noise restrictions in other sections. Even if the noise stays below measurable limits, the curfew still prohibits disturbances within 100 feet of sleeping places or noises that are unreasonably disturbing because of the time, duration, or nature. The expanded hours would regularly trigger these protections.

Here's a comparison of the key requirements:

General Plan Requirement / Ordinance	Staff Report / Draft Resolution / Conditions Language	Why This Appears to Be a Missing Significant Finding
2020 LU Goal LU-6: "To preserve and enhance the existing character and sense of place in residential neighborhoods." Policy LU-6.2: Allow non-residential activity "only when the character and quality of the neighborhood can be maintained." Policy LU-6.4: Prohibit uses that may lead to the deterioration of residential neighborhoods, or "adversely impact ... the residential character of a residential neighborhood."	Draft resolution: "The proposed use would not impair the integrity and character of the residential zone in that conditions of approval ... will be included."	This reads more like a promise of future conditions than the actual analysis or findings on whether the new pre-sunrise and late-night hours maintain neighborhood character and quality.
2020 LU Action LU-6.1 & LU-6.2: Standards for traffic, noise, intensity; review CUPs for adverse impacts or nuisances.	Staff report cites the action but provides little detailed review of intensity or cumulative impacts.	No real evaluation of the added intensity from regular vehicle activity starting ~4 a.m. or during extended Ramadan hours.
2040 Noise Element: Protects "peace and tranquility" and noise-sensitive uses like residences and sleeping	Basic noise study only checks the standard Noise Ordinance;	The study and conditions do not fully meet the stronger 2040

areas. Requires full acoustical analysis and additional restrictions/buffers beyond the basic ordinance.	conditions include closed windows/doors and dimmed lighting.	requirements for non-residential uses next to homes.
Municipal Code § 16.20.010 – Curfew Noise Disturbance: Prohibits noise disturbances between 10:00 p.m. and 8:00 a.m. within 100 feet of sleeping places or noises that are “unreasonably disturbing ... or so harsh or prolonged or unnatural or unusual in their use, time or place.”	Conditions rely on general compliance with the ordinance and a vacate-by-11 p.m. rule.	The proposed hours would regularly create vehicle noise and activity during the protected curfew window. The curfew rules apply independently of decibel limits.

These gaps mean the required findings on residential character, quality of life, peace and tranquility, and protection of sleeping conditions aren’t fully supported.

I respectfully ask that you deny the modification or continue the item so staff can complete a proper compatibility study, a full acoustical analysis under the 2040 Noise Element, and the explicit findings the General Plan and code require.

Thank you again for your time and service to our community.

Sincerely,

Linda Swenberg, resident

From: Gus Who [REDACTED]
Sent: Tuesday, March 31, 2026 9:16 AM
To: Planning <Planning@losgatosca.gov>
Cc: Clerk <Clerk@losgatosca.gov>
Subject: 3/31/26 - Public Comment Item # 1

To Whom It May Concern,

Due to information coming forward, and being called 1st as G. Brown, to speak after the presentation by applicant, (even though I did not turn in a speaker card on this subject matter, but on Agenda Item # 1 was about "Minutes") I put in my 2¢ at that time, after, I just spoke as Captain Seuss ... "March Madness" @ Verbal.

That said, I watched the video feed, and counted 70 speakers all together in the 5 hour timeframe of this subject matter.

Majority were in favor of WVMA, but at least a dozen against.

I do not believe the town people are or has been properly notified of these meetings, even though the high volume of people seeking to be heard, as mentioned, "10 day rule"

Information has come out within the last 24 hours that shows concern to both sides arguments, and though the planning commission is a volunteer committee I believe, it has a duty and legal responsibility to act appropriate.

*[Note: I spoke on North 40, as the 1st speaker, and the last speaker (69) spoke on North 40... citing traffic]

So at this time, I recommend a limited time of 1 year extension permit be presented to Council as neither side or local government are acting in good faith measures ... in my opinion. enough said.

Respectfully Submitted
Gus Who

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(.local Gov. - Please add my pirate flag)

Meant for 3/31/26 meeting only!

From: Lynn Dowling Bruno [REDACTED]
Sent: Tuesday, March 31, 2026 7:57 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: CUP application for WVMA

Dear Ms. Shoopman, Planners and Commissioners,

I watched the entire March 24 session on the above-referenced matter with great interest, read through all the supplemental materials in the packet and did a drive through of the neighborhood.

On the face of it, this should be a straightforward zoning matter. It seems abundantly clear that pre-dawn and post-midnight operations are incompatible with R-1 zoning. But, it is complicated by RLUIPA and made fraught by the disgusting rise of anti-muslim sentiment promoted and supported by the current Federal government.

WVMA is clearly a wonderful spiritual community and an asset to the Town. Listening to all the glowing testimony presented, it wouldn't surprise me if even more congregants flocked to WVMA following this publicity. We need more places where people can find this kind of support and connection.

But the merits of WVMA are not the matter at hand.

The stress, frustration, and pain of their neighbors is palpable, and this is after WVMA has, by their own account and to their great credit, taken extraordinary measures to mitigate the impact that their congregation is having, particularly during Ramadan when it is unrelenting. What happens if the congregation continues to grow?

There is simply no way to keep 230-plus cars and hundreds of people as quiet as they need to be in a sleeping neighborhood, and no amount of admonitions to the congregants can change that. This has already been tried. There's always going to be someone who makes noise, even if it is inadvertently.

The Town has already made one compromise by allowing the mosque to operate until 11 pm, and I read in the packet that the executive spiritual leaders in the mosque have already given their dispensation for the congregation to observe modified hours in deference to their location in a residential neighborhood. The mosque is not happy with that compromise, and neither are their neighbors, but isn't that the definition of a good compromise?

I also read that they could use the Saratoga Prospect Center for their Ramadan observances. That compromise should also be explored. It could offer relief for the residents and allow the congregation to celebrate Ramadan more freely and joyfully, without having to continually remind everyone to keep it down for the neighbors. It would also allow them room to grow.

In any event, it seems the Town should study this more closely before considering such a precedent-setting CUP. Traffic counts should be conducted, as well as a noise study during Ramadan. Parking permits should be explored, street safety should be studied and shuttle service should be explored further. I heard that this last would be inconvenient for congregants. However, the convenience of some parties to attend their beloved sanctuary to celebrate should not come at the cost of others' ability to enjoy their beloved sanctuary daily.

Sincerely,

Lynn Bruno
Los Gatos Resident

--

Lynn Bruno



From: Eunice Kim [REDACTED]
Sent: Monday, March 30, 2026 9:23 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: farleylosgatos@gmail.com <farleylosgatos@gmail.com>
Subject: CUP: 16769 Farley Rd (WVMA)

Dear Los Gatos Planning Commission,

I live on Farley Road, about 1.5 blocks from WVMA. As I have told WVMA constituents who have come to my door, we have been very happy to have them in the neighborhood. They have shown us kindness and communicated with us about upcoming events. Given our location, we feel we are insignificantly impacted by gatherings at WVMA.

I reviewed the 3/25/26 Planning Commission meeting online and was amazed by the outpouring of support for WVMA, not only by its constituents, but other community and religious organizations. This is truly the meaning of community - stepping up to support your neighbor, even when the issue does not directly impact you.

So I am writing this letter to support the neighbors who live closest to WVMA and therefore are most impacted by the potential extension of operating hours. When I listened to their current experience of light and noise pollution with current hours, I was shocked. I did not, until that moment, imagine what it must be like to live with noise and lights during expected quiet hours. Please imagine you are trying to fall asleep and then you hear random beeps and see flickers of light. And keep in mind, some of us are more sensitive than others and will hear things that don't trigger the decibel limit.

If we each stepped into the shoes of the residents who live closest to WVMA, we would understand why they do not support extending operating hours. The residents want to be able to sleep and rest in their homes during the hours that we all expect. More than ever, medical literature shows that restorative sleep is essential to one's health, well-being and longevity. Please listen to their requests and allow them to get the peace and rest we all deserve in our own homes.

Sincerely,
Eunice Kim

From: Chris Wiley [REDACTED]

Sent: Monday, March 30, 2026 4:15 PM

To: Planning <Planning@losgatosca.gov>; Council <Council@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>

Cc: Matthew Hudes <MHudes@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>

Subject: Input for Planning Commission Meeting for 31 March 2026; Request for extended hours at West Valley Muslim Association facility

To: The Planning Commission

Subject: Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation (0430 to 0130) (in an Institution for Religious Observance WVMA (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.

It was very clear that the meeting of March 25, 2026, had been scripted and rehearsed, and the selected individuals impressive to represent WVMA. We all learned a lot about their religious practice, and WVMA's community sounds wonderful. They definitely shown that they are an asset to the Town, but at a certain point I began to feel that taking up so much time presenting testimony after testimony about how wonderful their community is was bordering on abusive of the process all forgot they are asking only for extended hours.

I reviewed Town of Los Gatos Planning Commission Report, along with seeing/listening the meeting of March 25th (including the presentation by The Town of Los Gatos Legal Counsel) and found that the actual times WVMA is requesting are not clear and obvious. Why was it not clearly put from 4:30a.m. to 1:30a.m.? After reading and listening to all the aforementioned information and getting out my calculator, the requested times were some what NOT obvious. Why was this not transparent from the beginning?

Was it made clear that this request was for a business located in a residential neighborhood? Other than hospitals, there is no other organization open for business with the requested long hours with such vehicle/foot traffic such as the WVMA's in the Town of Los Gatos in a residential neighborhood.

There is much more homework to be done before any decision should be made by the Planning Commission. I suggest this request by WVMA be put on the shelf for review for this specific request to go out of normal business operational times for a business' of 8:00a.m. to 8:00p.m. Some Items that need to be readdressed are:

a. Is the size of the subject infrastructure right for the WVMA's use?

b. Because of the massive overflow of parking on the residential streets, what are the safety issues?

c. Suggest to help out the residents in the area by considering permit parking for the residents of Farley Avenue, Chirco Drive, Corcel Court, Corinne Drive, Benedict Lane.

d. Must be further reviewed by the Park and Public Works Department.

e. With such large attendance over Ramadan what effect is there on the water/sewer infrastructure. If there is an emergency.

f. Other inputs should come from Police Services, Code Compliance, Emergency Preparedness, etc.

In closing, please take the WVMA request off the table for now. Then, after all research has been accomplished and collated/summarized forward the WVMA request back to the Planning Commission for consideration.

Chris Wiley
Los Gatos Resident

From: Kim Ratcliff [REDACTED]
Sent: Monday, March 30, 2026 3:59 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: jimratcliff [REDACTED]; Sblend Sblendorio
[REDACTED]
Subject: CUP Timeline for Planning Commission Addendum Materials

Dear Jocelyn,

Please include this Timeline in the PC Addendum Materials.

Thanks,

Kim and Jim

In cover letter for this timeline: although neither the Town nor the neighbors of WVMA created the challenges of finding a site allowing greater use, the residents of the neighborhood have unfairly shouldered the burden of WVMA's violations for far too long, despite numerous attempts to get the Town to intervene.

DATE	EVENT	DETAIL
Jan 10, 1990	Initial Approval to Jehovah Witness	Daily hours were limited to 10PM. Morning hours of operation not specified.
July 23, 2018	WVMA Purchased facility	Purchased with understanding of disclosure and conditions.
Mar 11, 2020	First Modification requested by WVMA	Ramadan hours approved to extend from 10PM to 11PM. No neighbors recall receiving a post card notification about the Planning Commission meeting from the Town. (During Covid.)
March 2020	Planning Commission Meeting	CUP modification approved unanimously after a 22-minute hearing. No further studies conducted, no neighborhood outreach. Meeting minutes stated the modification approval was contingent upon 10-25 members (staff) leaving the facility after 10 pm and a total of 5-10 cars; Language/specifics were not included in CUP; WVMA left to the honor system. Could also add: The staff report for the CUP note that the anticipated use until 11:00 p.m. during Ramadan is limited to 10-25 members (5-10 cars), with no increase to traffic impacts or required parking.
April 2024	Ramadan 2024	Neighbors approached Los Gatos Code Enforcement Officer and Community Development Direct with concerns a marked increase in attendance, code/curfew violations, intensification of activities, chaotic, unsafe traffic, and public safety concerns, including one instance when Los Gatos Police vehicles were unable to get through because both sides of the street were fully parked and the travel lanes were at a standstill Videos of unsafe conditions shared with Town.

April 2024	Zoom meeting with Town Staff	Neighbors, including approximately 15 households spanning four surrounding streets, submitted various complaints to the Town about WVMA's flagrant violation of the terms of the existing CUP. Ratcliffs and Bundlies Zoomed with Allen Meyer and Joel Paulson. The Town staff agreed that the neighbors' concerns seemed valid. Neighbors cited a skimpy 30-year-old CUP lacking any parameters similar to other religious institutions in town. Begged Town to help rein in WVMA and institute guardrails to protect neighbors.
June 2024	In person meeting with Town Staff including Town Attorney	Neighbors (Ratcliffs and Hongzhi Zhao) met with Town Staff, including attorney Gabrielle Whelan. Mr Zhao presents a powerpoint presentation for Town Staff highlighting public safety, noise, traffic and overflow parking concerns. The town stated they would help neighbors.
July 5, 2024	Gabrielle Whelan letter to WVMA	The Town notified WVMA of violations of their CUP as well as violation of Town Code. Since that time, WVMA has failed to conform its use to the CUP and Town Code, and instead continues to operate from pre-dawn to past 11:00 p.m. regularly. Letter stated Town Code Section 29.20.200: "A use authorized by conditional use permit shall not be modified unless a modification to the permit is approved. The following changes in use are modifications: {1) Intensification of use. Changes of use that will result in an increase of five (5) or more peak trips. {2) Commencement of new activities that could have a material adverse impact on the surrounding area. (3) Any change that is a substantial departure from plans which were the basis of the conditional use permit approval.
August 24, 2024	WVMA submits CUP Modification Application	Daily hours start 1.5 hours before sunrise until 10:30 PM. Ramadan hours extend to Midnight.
August 24, 2024	Neighbors begin submitting documents/pictures. videos to be shared with the Planning Commission at a future public hearing,	
September 25, 2024	J. Shoopman, Senior Planner, responds to WVMA with list of Staff Technical questions	No deadline for WVMA to provide requested information
Sept. 2024 -	Town does not	

present	enforce Town codes or WVMA's curfew	
January 2025	Multiple Neighbor meetings with the Town Manager, Attorney, Senior Planner, etc.	With a second Ramadan fast approaching neighbors express once again that residents have unfairly shouldered the burden of WVMA's violations for far too long, despite numerous attempts to get the Town to intervene to no avail.
Feb - March 2025	Ramadan	Neighbors again send document unsafe streets, noise and traffic to LG-MS PD, Los Gatos Code Enforcement Officer, etc. Videos of unsafe conditions shared with Town. Residents ask for decibel reading to be conducted.
April 29 2025	WVMA responds to Staff Technical questions	Packet includes noise analysis that was not only <i>not</i> conducted during Ramadan but during a sunrise service further illustrating WVMA's operating well outside the 8 am-10 pm quiet hours. Also included a neighborhood outreach report that many residents say doesn't accurately reflect their positions.
April 29, 2025 - January 2026		No action from Town on enforcing WVMA's 2020 CUP or Town codes; no fines, etc,
January 28, 2026 February 2, 2026	Neighbors speak during the public comment portion of Planning Commission and Town Council Meetings.	Desperate, neighbors implore the Planning Commission and Town Council to agendize this item; state their desperation after feeling abandoned by the Town staff for almost three years. The story appears in the media.
February 2026	WVMA CUP Modification Application is agendized for Planning Commission Meeting	
March 2026	Town Staff Suggests Planning Commission consider approving WVMA CUP Modification	Conditions of Approval include virtually unlimited permitted use; 20 hour daily hours of operation window; an extra 30 minute allowance to clear the parking lot which amounts to an 11 pm curfew year round. No concrete solutions to a 41% overflow parking deficit. No official unbiased noise, traffic, environmental or public safety studies conducted by the Town.
March 25, 2026	Planning Commission Meeting	