



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 04/22/2026

ITEM NO: 3

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DATE: April 17, 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:

On March 31, 2026, the Planning Commission discussed the item and received public testimony. The Planning Commission continued the item to a date certain of April 22, 2026, to allow an opportunity for the applicant and the neighborhood group to discuss the possibility of mediation.

Exhibit 24 contains the applicant's response to meeting with the neighborhood group.

Exhibit 25 contains the neighborhood group's response to meeting with the applicant.

Public comments received between 3:01 p.m., Tuesday, March 31, 2026, and 3:00 p.m., Friday, April 17, 2026, are included as Exhibit 26.

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

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

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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

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

PAGE 3 OF 3

SUBJECT: 16769 Farley Road/U-24-010

DATE: April 17, 2026

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

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**From:** Razi Mohiuddin <[REDACTED]>  
**Sent:** Friday, April 17, 2026 10:33 AM  
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>  
**Subject:** April 22 Meeting - Request for decision

Jocelyn,

We are writing to request that the Planning Commission take up our CUP modification application (U-24-010) on April 22, 2026 and render a decision.

Following the Commission's recommendation at the March 31 hearing, we immediately reached out to the Farley Road Neighborhood Coalition to schedule a meeting. That meeting took place on April 16. Unfortunately, we were not able to make meaningful progress. We also have not been able to agree on a mediator or the cost of mediation, despite our proposing multiple options including one at no cost, and a couple of them at very low (\$100) cost. The neighbors are proposing a Fall 2026 mediator availability. We will provide a separate update on the substance of these discussions, but we continue to sense a pattern of requests to delay.

Time is of the essence. This application has been pending for 19 months. The summer months are approaching, and night prayer times will soon extend past 9:30 PM. Our Isha (night) prayer, which follows 1.5 hours after sunset, will occur close to or immediately after 10 PM in May, June, July, and August. We need clarity on whether we can use our facility until 10:30 PM during these months and allow congregants to depart by 11 PM.

We have acted in good faith throughout this process and remain committed to continuing to work with our neighbors and the Town, even beyond any decision by the commission. We will submit some additional details as desk items prior to the Wednesday 11 AM cutoff, and may include a presentation as well. We ask you also to include the most recent email chain from the neighborhood group that you were copied on, and share that with the planning commission. We are prepared to answer any questions the Commission may have. Our community plans to attend the hearing on April 22 so that we can reach clarity and move forward.

Thanks,

Razi

**From:** Kim Ratcliff <[REDACTED]>  
**Sent:** Wednesday, April 15, 2026 3:05 PM  
**To:** Razi Mohiuddin <[REDACTED]>  
**Cc:** jimratcliff <[REDACTED]>; Farley Road Neighborhood Coalition  
<[REDACTED]>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn  
Shoopman <jshoopman@losgatosca.gov>  
**Subject:** List of Mediators

Razi,

FYI - Attached is a list of mediators researched by the Farley Road Neighborhood Coalition.

Kim

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| CONTACT Details                                                                                                                                        | Mediator's Name                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ethan Pitts<br>2 Embarcadero Center Suite 1500<br>San Francisco, CA 94123<br>T: 415-774-2649                                                           | <b>Tamara Lange</b><br><a href="https://www.jamsadr.com/neutrals/lange">https://www.jamsadr.com/neutrals/lange</a><br><a href="https://www.linkedin.com/in/tamara-lange-jams/">https://www.linkedin.com/in/tamara-lange-jams/</a>                                                                         |
| Megan Kelly<br>Two Embarcadero Center Suite 1500<br>San Francisco, CA 94111<br>T: 415-774-2678                                                         | <b>Judge James Ware (Ret.)</b><br><a href="https://www.jamsadr.com/neutrals/ware">https://www.jamsadr.com/neutrals/ware</a><br>Served as both State and Federal Judge                                                                                                                                     |
| Sandra Chan<br>Two Embarcadero Center Suite 1500<br>San Francisco, CA 94111<br>T: 415-774-2611                                                         | <b>Judge Edward Infante (Ret.)</b><br><a href="https://www.jamsadr.com/neutrals/infante">https://www.jamsadr.com/neutrals/infante</a><br>Served as magistrate judge in Northern District<br>Significant class action experience                                                                           |
| Ethan Pitts<br>2 Embarcadero Center Suite 1500<br>San Francisco, CA 94123<br>T: 415-774-2649                                                           | <b>Howard Herman</b><br><a href="https://www.jamsadr.com/neutrals/herman">https://www.jamsadr.com/neutrals/herman</a><br><a href="https://www.linkedin.com/in/howard-herman-6b41281ab/">https://www.linkedin.com/in/howard-herman-6b41281ab/</a><br>Environmental, civil rights, public policy experience |
| Karume Richards<br>160 W. Santa Clara St Suite 1600<br>San Jose, CA 95113<br>T: 408-346-0764                                                           | <b>Hon. Robert Baines (Ret.)</b><br><a href="https://www.jamsadr.com/neutrals/baines">https://www.jamsadr.com/neutrals/baines</a>                                                                                                                                                                         |
| Jeffrey P. Blum, Attorney at Law<br>Family Law, Mediation and Private Judging<br>134 Cuesta de Los Gatos Way<br>Los Gatos, CA 95032<br>T: 650 823-9959 | <a href="#">Jeffrey P. Blum, Attorney at Law</a><br><a href="#">Family Law, Mediation and Private Judging</a><br><a href="http://jeffreypblum.com">jeffreypblum.com</a><br>Per Jeff Blum, he spoke with WVMA (Razi) over a year ago, upon a <b>referral Razi was given by Mayor Rob Moore.</b>            |

On Wed, Apr 15, 2026 at 12:26 PM Kim Ratcliff <[REDACTED]> wrote:  
Razi,

Thank you for agreeing to meet on April 16 from 7- 8 PM at the Starbucks on Blossom Hill Road.

Regarding your most recent email: it's frustrating for us to have to frequently correct the record and provide the context that your statements omit. While you claim to have asked us three times for our needs, we have requested from you, multiple times, a comprehensive, holistic plan for this site, both as a collective neighborhood and through individuals' communications.

We are meeting with you on Thursday in good faith to discuss new ideas and items necessary to remedy the impacts burdening our neighborhood. Based on your own words, "we believe there are meaningful steps we can take around traffic management, parking, lighting, landscaping, and other operational practices to be good neighbors," we respectfully request that you share the specifics of what stands behind your statement and items that comprise such "meaningful steps."

As local families are currently suffering with WVMA's operational burdens, we ask for a holistic approach to site management rather than addressing issues one home address at a time. Designing a comprehensive plan will demonstrate a commitment to the well-being of the entire community—benefiting the neighbors, the Town of Los Gatos, and the members of WVMA alike.

As good neighbors, we want to listen to your ideas and understand your commitment to solving the concerns raised in public hearings, neighborhood communication exchanges and public comments. Continually defaulting and referring to an outdated list from two years ago does not illustrate prioritizing an action plan based on recent information shared in an effort to make progress, nor does it illustrate your willingness to compromise. We remain open minded to new ideas and anticipate that during Thursday's meeting such concepts will be introduced by you, so we can have a dialogue and provide fresh feedback.

To that end, instead of providing the structural solutions we have asked for, your approach has relied on minimal, piecemeal suggestions while citing RLUIPA as a reason to bypass standard neighborhood safety negotiations. A truly good-faith effort requires balancing religious exercise with the physical safety constraints of the surrounding residential community.

We disagree that the process is simply 'taking too long.' For a project of this scale and community impact, a multi-year review is the established standard in Los Gatos. Major institutional modifications, such as the Hillbrook School expansions, have historically required several years of rigorous environmental and safety analysis before reaching a final decision. The current 19-month duration is a direct result of the uncertainties, gaps, and outdated and missing data provided to the Town thus far. The interest and opposition from neighbors is overwhelming—more than we have ever seen at a Town hearing. This is a community-impacted decision where **safety and lives matter**, and we must proceed with extreme caution. It is

essential that the Planning Commission makes a decision based on neutral, up-to-date data, not a narrative of expediency.

Our goal for the April 16 meeting is to move past these uncertainties and receive the specific, holistic changes we have requested. We want a resolution that respects the law and the documented physical constraints of our neighborhood.

To ensure there is no further miscommunication or selective reporting, we will be providing a written summary of our discussion points at the meeting and would like to agree on a set of 'joint meeting notes' afterward to ensure the record remains accurate for the Town.

Sincerely,

Kim Ratcliff

*On behalf of the Farley Road Neighborhood Coalition*

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On Tue, Apr 14, 2026 at 1:38 PM Razi Mohiuddin <[REDACTED]> wrote:

Dear Kim,

Thank you for your reply.

We are available to meet on April 16 at 7 PM at Starbucks on Blossom Hill Road. We will have two representatives. Look forward to seeing you then.

Regarding mediators – I understand you have concerns about Mr. Blum's impartiality. We'd note that mediation doesn't have to be a one-time event; we could work with Mr. Blum now and continue with another mediator later if needed. Finding a single mediator with all relevant experience – RLUIPA, familiarity with Town of Los Gatos, and community disputes – who is also available before April 22 and affordable is going to be difficult. That said, we have continued to research alternatives and have identified three experienced mediators with relevant background who have availability in early May, which can be in addition to Mr. Blum's mediation.

- Hon. Maria-Elena James (Ret.) – <https://www.adrservices.com/ neutrals/ james-maria-elena/>
- Hon. James Ware (Ret.) – <https://www.jamsadr.com/ neutrals/ ware>
- Tamara Lange, Esq. – <https://www.jamsadr.com/ neutrals/ lange>

Their rates range from \$12,000–\$14,000 for a full day. We are willing to split the cost equally. In addition to those, there are two other community resolution options - Peninsula Conflict Resolution Center, and Community Boards of San Francisco. And we have the US DOJ Community Relations Service and the CA Civil Rights Department - all are ready to offer their

services in the near term. Please let us know if any of these would be acceptable, or share the mediators you have identified so we can compare options.

On operating hours and occupancy – this property has operated as an approved place of worship since 1990. We're happy to clarify how the facility is used, but our prayer times are determined by sunrise and sunset – that is a matter of religious practice protected by RLUIPA, not something we have flexibility to negotiate.

We welcome the opportunity to discuss traffic management, parking, lighting, and landscaping – as I've noted, we've already made more than 20 changes in these areas, and we're open to discussing more. You had originally shared a list of 11 items with me in October 2024, and we have addressed the vast majority of them. I've now asked three times what specific additional measures would be meaningful to you, and I haven't yet received an answer. In our last meeting on March 29, 2026, Mr. Ali Reza identified an issue with parking in front of his home on Fridays, and we offered cones, and he was amenable to that. Mr. Seger mentioned his concerns around light peeking through the fence, as well as parking lot lights, and we are amenable to addressing both of those. Both indicated that these measures would address their specific issues. Similarly, if there are specific additional measures you'd like to discuss, please bring them to the April 16 meeting.

Regardless of whether we are able to arrange formal mediation before April 22, we remain committed to continuing to work with our neighbors and the Town. In January, you spoke at the planning commission meeting expressing frustration that this application was taking too long. We agree – this process has now been pending for 19 months. If we can't agree on a way to mediate in the near term, we plan to ask that the Commission take up the matter on April 22 and make a decision so that all parties have clarity and can move forward.

We look forward to meeting.

Thanks,  
Razi

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On Apr 13, 2026, at 9:13 PM, Kim Ratcliff <[REDACTED]> wrote:

Dear Razi,

Thank you for getting back to us. First, we want to ensure that we're aligned on the motion and next steps from the Planning Commission – Motion #3 (Passed Unanimously):

*The Commission voted to give both the neighbors and the applicant time to research mediator options and costs. This will help both parties determine if mediation is a fruitful path forward. We are scheduled to return to the Planning Commission on April 22nd.*

We have reached out to several mediators to understand their fee structure, availability and area of expertise (RLUIPA and CEQA). We've met with the Farley Road Neighborhood Coalition (FRNC) to discuss the cost if there are viable paths to cover this type of expense. Based on our findings, we estimate the fee schedule to be \$12,000/day and that's without RLUIPA and CEQA expertise. When discussing availability for new clients, schedules indicate the soonest may be Fall of 2026. We have not come to any conclusions at this time but are continuing to investigate and research to find pro bono mediators that are neutral.

In regards to Jeffrey Blum, because he is part of the Town of Los Gatos and referred by the Town Council for this project, and is an involved Los Gatos resident, we don't feel he could be impartial.

We'd like to propose meeting April 16 from 7- 8 pm at Starbucks on Blossom Hill Road. We would like to discuss operating hours, occupancy and parking. In addition, we would appreciate seeing your list of meaningful next steps that you shared in your previous email: "traffic management, parking, lighting, landscaping, and other operational practices to be good neighbors."

In good faith, let's minimize the number of participants. We recommend two representatives for each of us.

Thanks,

Kim Ratcliff

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On Thu, Apr 9, 2026 at 2:46 PM Razi Mohiuddin <[REDACTED]> wrote:  
+Gabrielle, Jocelyn

Kim,

We have identified a mediator who has offered 2–3 hours at no cost. His name is Jeffrey Blum, and his bio is at <https://www.jeffreyblum.com/>. While he is not a RLUIPA specialist, we believe he could help facilitate a productive conversation. He is a Los Gatos resident and familiar with the town. He is willing to consider extending the hours if needed.

We also looked at other options, including Peninsula Conflict Resolution Center (suggested by Gabrielle Whelan), Community Boards of San Francisco (<https://communityboards.org/>), DOJ Community Relations Service (<https://www.justice.gov/crs>), and California Civil Rights Department (<https://www.calcivilrights.ca.gov>). We also contacted several JAMS mediators, who charge \$12,000–\$15,000 per day; most have availability only after April 22. We're open to a

JAMS mediator if we split the cost equally. We're also happy to consider any mediators you've identified.

Mr. Blum is available Friday, April 17 from 9 AM to 4 PM, or Monday, April 21 from 2:15 to 5 PM. Please let us know if you'd like to proceed with Mr. Blum or if you have another option to propose. On Friday, we are not available from 1 to 2:30 PM.

Regarding your concern about meaningful concessions – we've already made more than 20 operational changes, as noted in my previous message. I'd welcome hearing what specific additional measures would be meaningful to you, outside of our ability to practice our faith at their appointed times, which is protected by RLUIPA.

Thanks,  
Razi

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On Apr 6, 2026, at 2:41 PM, Kim Ratcliff <[REDACTED]> wrote:

Dear Razi,

As stated during the 3/31 Planning Commission hearing, we'd like to reiterate that our neighborhood coalition has not agreed to split the cost of mediation yet. The neighborhood is not requesting the change; WVMA is the Applicant. Attorney Gabrielle Whelan noted that WVMA should pay.

That said, our neighborhood coalition is researching mediators.

Regarding a follow up meeting, thus far during the handful of times we've met with you, we've been disappointed at the lack of meaningful and substantial concessions you've been willing to offer. Before we meet again, we ask that you put in writing the solutions WVMA proposes to mitigate traffic management, parking, lighting, landscaping, and other operational practices that will restore the public safety and character of our neighborhood.

After we receive that list, our neighborhood coalition will put together a list of times/days we can collectively meet during the week of April 13.

Thanks,

Kim and Jim Ratcliff  
cc: Farley Road Neighborhood Coalition

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On Fri, Apr 3, 2026 at 1:10 PM Razi Mohiuddin <[REDACTED]> wrote:  
Dear Kim,

I wanted to follow up on the hearing from Tuesday, as the Commission requested we pursue mediation before the follow-up meeting on April 22. I'd like to propose the following:

- **Mediator:** We jointly select a mediator and split the cost equally. I'd ask that you identify 2–3 mediators with RLUIPA experience, and we'll do the same. Please also request their rates so we can make a decision together.
- **Follow-up Meeting:** While we work on mediator selection, I'd like to propose we meet again one weekday evening at 6 PM. Please suggest some evenings that work for you and the neighborhood group.
- **Agenda:** We'd like to continue the discussion from last time and hear everyone's ideas. As we've said, our prayer times follow sunrise and sunset – that's not something we control – and the facility's capacity was established 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.

If you could get back to me by the end of the weekend, that would help us stay on track.

Thanks,

Razi

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**From:** Farley Road Neighborhood Coalition <[REDACTED]>  
**Sent:** Friday, April 17, 2026 1:50 PM  
**To:** Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Kim Ratcliff <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; Mark Leonard <[REDACTED]>; [REDACTED] <[REDACTED]>  
**Cc:** Farley Road Neighborhood Coalition <[REDACTED]>  
**Subject:** Follow-up and Summary of April 16 Meeting: FRNC & WVMA

Dear Razi and Osman,

Thank you again for taking the time to meet on April 16. We appreciate the open dialogue and the opportunity to better understand WVMA's perspective regarding the requested CUP modifications and operational considerations.

We want to follow up with a clear summary of our understanding of the discussion and the key outcomes from the meeting.

First, we appreciate the additional context you shared regarding WVMA's interpretation of the proposed project, including the request to extend operating hours to accommodate prayer times and allow for orderly departure. We also acknowledge that the facility was acquired with awareness of its existing conditions and you expect that CUP modifications are a common practice.

Regarding mediation, the Farley Road Neighborhood Coalition (FRNC) remains actively engaged in researching neutral mediators with relevant expertise, particularly in areas such as land use and applicable regulatory frameworks. At this time, we have not reached a final decision on a mediator or funding approach. As discussed, we are open to participating in an initial, no-cost mediation session in May with a mutually agreed-upon mediator as a constructive first step, while continuing to evaluate longer-term options.

We also want to be candid that we were disappointed that WVMA brought no new or comprehensive proposals presented at the meeting to address the broader neighborhood impacts. That said, we are encouraged by the willingness expressed to revisit ideas, and we strongly urge WVMA to develop and share a more holistic plan that meaningfully addresses ongoing concerns.

As discussed, while some past efforts have focused on individual situations, the broader issues affecting the neighborhood remain unresolved—particularly those related to safety, traffic intensity, parking overflow, lighting impacts and operation hours . For example, measures such

as temporary cone placement have not proven to be a consistent or sustainable long-term solution, and current lighting conditions continue to create significant disruption for nearby homes.

Our goal remains to find balanced, practical solutions that support both religious use and the safety, privacy, and well-being of the surrounding residential community. We are committed to continuing this dialogue in good faith and are open to reviewing thoughtful, actionable proposals from WVMA that reflect that shared objective.

Finally, as we were unable to align on a joint meeting summary at the conclusion of the April 16 meeting, we are providing this email to ensure there is a clear record of our perspective on the discussion and next steps. We also want to reiterate the importance of the Planning Commission's upcoming review being informed by objective, current data.

We look forward to continued engagement and to making progress together.

Sincerely,

Farley Road Neighborhood Coalition

**From:** Farley Road Neighborhood Coalition <[REDACTED]>  
**Sent:** Friday, April 17, 2026 11:15 AM  
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>  
**Cc:** Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>  
**Subject:** Constructive Feedback and Supplemental Documentation Regarding CUP Compliance History

Dear Members of the Los Gatos Planning Commission,

The Farley Road Neighborhood Coalition submits the attached **Compliance and Violation Log (2021–2026)** as a resource to assist the Commission in drafting more effective, self-executing permit conditions.

Our goal is to support the Town in fostering a sustainable, long-term harmony for our neighborhood. We hope this proactive model offers clear, reliable boundaries that preserve our residents' quiet enjoyment while reducing the need for constant Town oversight. By sharing these 36 documented incidents, we aim to help the Commission and staff identify where current conditions may be difficult to implement, allowing us to work together toward more practical and easily manageable standards.

#### **Addressing the Enforcement Gap**

Our data shows that while residents have been diligent in providing photo and video evidence, the current enforcement protocol has struggled to produce meaningful corrective results:

- **Protocol Clarity:** We observed that even with photographic evidence, warnings were often issued for “alleged” violations. We look forward to discussing how future CUP language can be made more objective to simplify the Town's verification process.
- **Consistency:** Despite 26 reports, only 7 resulted in formal action. We believe this highlights a need for clearer, non-discretionary consequences within the CUP itself to ensure Town protocols are followed consistently.

#### **Summary of Operational Challenges (2021–2026)**

This documentation is intended to help the Commission understand where the current operational model requires stronger boundaries:

- **Evening Transitions:** 13 incidents of activity past approved hours show a need for a more structured "closing protocol" for the facility.
- **Site Safety:** 8 incidents of blocked fire hydrants and driveways demonstrate that the current parking management plan requires physical barriers to ensure public safety.
- **Facility Maintenance:** 9 incidents of unpermitted or off-hours construction suggest a need for a pre-approved annual maintenance calendar.

### **Timeline of Neighborhood Impacts**

Our documentation shows that without clear boundaries, impacts have escalated over time:

- **2021–2022:** Initial noise and lighting concerns.
- **2024:** Emergence of late-night activity patterns and unpermitted construction.
- **2025–2026:** Escalation to life-safety hazards, including fire hydrant and driveway obstructions.

### **A Collaborative Path Forward**

The history of this site suggests that "Administrative Warnings" alone have not been sufficient to ensure consistent compliance. To foster a more harmonious relationship between the facility and the neighborhood, we urge the Commission to prioritize the implementation of clear, self-executing permit conditions.

By establishing objective and proactive standards, the Commission can reduce the future need for Town intervention and neighborhood reporting. We look forward to collaborating with the Town to ensure the final permit includes the necessary physical and operational protections to guarantee the long-term safety, privacy, and quiet enjoyment of the Farley Road residents.

We offer this data not just as a record of past issues, but as a roadmap for creating a CUP that truly works for the applicant, the Town, and the residents. We look forward to collaborating on a permit that ensures the long-term safety and harmony of Farley Road.

Sincerely,

Farley Road Neighborhood Coalition

| #                                                 | Date(s) | Description of Incident                                                                                                                         | Reported? | Action                                                                                                                      |
|---------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>CURFEW VIOLATIONS (Code Section 29.20.305)</b> |         |                                                                                                                                                 |           |                                                                                                                             |
| 1                                                 | 3/22/24 | WVMA held two events that started at 10 pm and 10:30 pm - curfew violation; attendees left and walked to cars at midnight                       | Yes       | Emailed Town manager on 4/1/24; code compliance - linked to WVMA website - no action                                        |
| 2                                                 | 4/7/24  | Vehicles exited and members walked to cars at midnight                                                                                          | Yes       | Emailed code compliance submitted video documentation - no action                                                           |
| 3                                                 | 4/8/24  | CUP Code Violation: Code section 29.20.305                                                                                                      | Yes       | Documented                                                                                                                  |
| 4                                                 | 5/13/24 | Vehicles entered and exited WVMA at 10:30 pm                                                                                                    | No        | No action                                                                                                                   |
| 5                                                 | 5/20/24 | Vehicles entered and exited WVMA at 10:30 pm                                                                                                    | No        | Documented                                                                                                                  |
| 6                                                 | 5/21/24 | Vehicles entered and exited WVMA at 10:30 pm                                                                                                    | Yes       | Emailed <a href="#">video</a> , <a href="#">video</a> and <a href="#">video</a> to Code Compliance - no action              |
| 7                                                 | 5/22/24 | Vehicles enter and exit WVMA at 10:50 pm                                                                                                        | Yes       | Emailed <a href="#">video</a> to Code Compliance- no action                                                                 |
| 8                                                 | 5/28/24 | Vehicles exit WVMA at 10:50 pm                                                                                                                  | No        | video                                                                                                                       |
| 9                                                 | 5/31/24 | Vehicles enter and exit WVMA at 10:50 pm                                                                                                        | No        | video                                                                                                                       |
| 10                                                | 6/1/24  | Vehicles enter and exit WVMA at 10:50 pm                                                                                                        | No        | video                                                                                                                       |
| 11                                                | 1/24/26 | Vehicles exited 10:15 to 10:40 pm, van idled next to WVMA's auditorium door; vehicle double parked on Farley Rd; last vehicle left at 11:24 pm. | Yes       | Called the non-emergency police line(408.354.8600) and emailed photos to Code Compliance (incident #2601250038) - No action |
| 12                                                | 3/15/26 | Multiple vehicles exited the facility past 11 pm                                                                                                | Yes       | Called the non-emergency police line(408.354.8600) and emailed Code Compliance. Incident #2603150092. No action             |
| 13                                                | 3/18/26 | Multiple vehicles exited WVMA's facility after 11 pm Ramadan curfew                                                                             | Yes       | Reported to Code Compliance and submitted video - - administrative warning sent for                                         |

|                                                                         |                 |                                                                                                        |     |                                                                                                                    |
|-------------------------------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------|
|                                                                         |                 |                                                                                                        |     | "alleged code violation"                                                                                           |
| <b>PARKING &amp; PUBLIC SAFETY (CVC 22500e, 22514 / 18 U.S.C. 1701)</b> |                 |                                                                                                        |     |                                                                                                                    |
| 14                                                                      | 5/22/24         | Vehicle blocked Ratcliff driveway                                                                      | No  | Did not call LG-MS PD                                                                                              |
| 15                                                                      | 10/4/2025       | Blocked driveway during large WVMA event                                                               | No  | Did not report - Texted WVMA ex Dir and asked traffic guard to take action; WVMA made announcement to move vehicle |
| 16                                                                      | 2/18/26         | Vehicle blocked Ratcliff driveway                                                                      | No  | Did not report. See <a href="#">video</a> time stamp 02:47                                                         |
| 17                                                                      | 3/13/26         | Blocked mainbox during WVMA Friday service                                                             | No  | Did not report                                                                                                     |
| 18                                                                      | 3/13/2026       | Ramadan attendee Vehicle blocked fire hydrant                                                          | Yes | Called non-emergency police line(408.354.8600) and emailed Planning Commission                                     |
| 19                                                                      | 3/15/2026       | Ramadan attendee Vehicle blocked fire hydrant                                                          | Yes | Called non-emergency police line(408.354.8600) and emailed Planning Commission                                     |
| 20                                                                      | 3/27/26         | Tow truck blocked fire hydrant during Friday afternoon services                                        | Yes | The call to LGPD was made after the time of the incident. Reported to Allen Meyer; emailed photos.                 |
| 21                                                                      | 2/28/25–3/29/25 | Speeding during Ramadan                                                                                | Yes | Called LG-MS PD Incident # Call LGPD 4-8600                                                                        |
| <b>CONSTRUCTION &amp; ZONING (Code Section 29.20.750 / 30.10.030)</b>   |                 |                                                                                                        |     |                                                                                                                    |
| 22                                                                      | 3/28/24         | Construction outside approved hours; members building Tough Sheds on Sunday                            | No  | Spoke to Lubna; Did not contact code compliance                                                                    |
| 23                                                                      | 4/20/24         | Construction outside approved hours; members building Tough Sheds on Sunday                            | No  | Did Not Report - Video                                                                                             |
| 24                                                                      | 7/2024          | Any storage unit or shed in the front yard or in the side yard and visible from a public right-of-way. | Yes | Emailed photos to Code Compliance - no action                                                                      |
| 25                                                                      | 10/23/24        | Construction without obtaining a permit 12-foot wall constructed in public right of way                | Yes | Emailed code compliance July 17, 2024- issued an Administrative warning Oct. 2024                                  |

|                                                                                                         |         |                                                                           |     |                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------|---------|---------------------------------------------------------------------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 26                                                                                                      | 7/29/25 | Construction outside approved hours; workers on roof until 6:45 pm        | Yes | Emailed code compliance - WVMA stated workers were there to repair AC... Code compliance deemed this work as emergency work and no action was taken. No action |
| 27                                                                                                      | 8/2/25  | Construction outside approved hours at 7:30 am                            | Yes | Emailed code compliance - WVMA stated workers were there to repair AC... Code compliance deemed this work as emergency work and no action was taken. No action |
| 28                                                                                                      | 8/9/25  | Construction on Saturday outside approved hours; workers up roof.         | Yes | Emailed Code Compliance—WVMA stated they were doing rodent entry preventative measures - Code Compliance issued Administrative warning.                        |
| 29                                                                                                      | 8/21/25 | Construction outside approved hours; workers up on roof until 7:30 pm     | Yes | Emailed code compliance - WVMA stated workers were there to repair AC... Code compliance deemed this work as emergency work and no action was taken.           |
| 30                                                                                                      | 2/14/26 | Construction hours violation before 9 AM on Saturday -                    | Yes | Called the non-emergency police line(408.354.8600) and emailed photos to Code Compliance (incident #260140023) - no action                                     |
| <b>NOISE, LIGHTING &amp; MAINTENANCE (Code Section 29.10.09015 / 16.20.015 / 16.20.010 / 16.20.060)</b> |         |                                                                           |     |                                                                                                                                                                |
| 31                                                                                                      | 5/3/21  | Amplified music and voices operated at high volume at various times daily | Yes | Administrative Warning; verify audio equipment is within legal limits and suggestion to purchase a decibel meter                                               |
| 32                                                                                                      | 6/29/22 | Residential Outdoor Lighting (Section 29.10.09015)                        | Yes | Administrative Warning; Electrical permit required                                                                                                             |
| 33                                                                                                      | 4/20/24 | Gas Leaf Blower                                                           | No  | Did Not Report - video                                                                                                                                         |
| 34                                                                                                      | 6/9/24  | CUP Code Violation: Code section 29.20.305 - facility rental              | Yes | Emailed Code Compliance; Gabrielle Whelan sent letter asking WVMA to come into compliance                                                                      |

|           |         |                                                     |     |                                                                                           |
|-----------|---------|-----------------------------------------------------|-----|-------------------------------------------------------------------------------------------|
| <b>35</b> | 6/9/24  | Town Code Section 16.20.015 - Outside amplification | Yes | Emailed Code Compliance; Gabrielle Whelan sent letter asking WVMA to come into compliance |
| <b>36</b> | 6/24/25 | Gas Leaf Blower                                     | Yes | Emailed video to Code Compliance - administrative warning issued                          |

**From:** Farley Road Neighborhood Coalition <[REDACTED]>

**Sent:** Friday, April 17, 2026 9:32 AM

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

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

**Subject:** Proposed Draft CUP Conditions for WVMA

Dear Members of the Los Gatos Planning Commission,

On behalf of the Farley Road Neighborhood Coalition (FRNC), I am pleased to submit the attached document outlining proposed Conditional Use Permit (CUP) conditions for the West Valley Muslim Association (WVMA) facility.

Our coalition has prepared this document as a constructive and proactive step, reflecting our genuine commitment to working collaboratively with the Town and the applicant. We believe that thoughtfully defined operational and safety guidelines will help ensure the facility integrates harmoniously with the surrounding residential neighborhood.

We offer this draft as a starting point for ongoing collaboration. As the permit modification process moves forward and additional environmental or traffic information becomes available, the Coalition may suggest refinements or additions to help support the long-term safety, privacy, and well-being of our community.

We appreciate your time and consideration, and we look forward to engaging in a productive dialogue during the upcoming public hearing process.

Sincerely,

Farley Road Neighborhood Coalition

## General Operations & Administration

- **Written Interpretations Only:** No verbal interpretation, directive, or guidance shall be considered valid or binding.
- **Approval & Substantial Conformance:** All activities must comply with the approved plans. Any modifications require formal review by the Town based on the scope of the change.
- **Town Indemnity:** The applicant shall defend, indemnify, and hold harmless the Town, its agents, and employees from any claim, action, or proceeding related to the approval of this project. The applicant shall bear all legal costs and expenses incurred by the Town.
- **Annual Compliance Review:** The Planning Commission will conduct a mandatory annual review for a minimum of three (3) years to assess impacts on the neighborhood (violations, accidents, complaints) at the applicant's expense.
- **Expiration & Lapse:** The permit lapses if the activity is discontinued for 1 year. The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested. If the activity for which the Conditional Use Permit has been granted is discontinued for one (1) year, the approval lapses pursuant to Section 29.20.340 of the Town Code, Zoning Ordinance.

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## Use, Occupancy & Transparency

- **Permitted Use:** Use is restricted to religious worship and related institutional activities only. All services, gatherings, and events must be held indoors only. There shall be no outdoor activities permitted on the property, without exception, including but not limited to outdoor prayer, socializing in the parking lot, or amplified sound.
- **Friday Service:** The facility shall continue to offer only one Friday Jumu'ah service session. Returning to the previous three-session model is strictly prohibited.
- **Formal Occupancy Inspection and Evaluation:** Completed review by Santa Clara County Fire Department including site visit during Ramadan to determine maximum occupancy limits/required square feet per person for prostrating during religious assembly to ensure ongoing safety compliance.
- **Emergency Access and Evacuation Plan.** Compliance with all applicable fire and building codes and standards relating to fire and public safety shall be verified by the Fire Chief. Specific evaluation from the Fire Department regarding evacuation and emergency access on Farley Road under the facility's peak conditions.
- **No Permitted Square Footage Expansion of the Building:** The total gross square footage of the existing primary structure and any accessory buildings shall be strictly limited to the current square footage permitted footprint.
- **Capacity Management:** Total on-site occupancy is strictly limited to 720 people or the available on-site parking capacity (whichever is reached first). This number is derived from the 180-space on-site parking limit (4:1 ratio). In any instance where all 180 on-site parking stalls are occupied, no further occupants shall be permitted on-site, regardless of the building's maximum occupancy.

- **Neighborhood Courtesy:** Facility will not be used between the hours of 12-5 pm on two Sundays a month to ensure resident's quiet enjoyment and minimize neighborhood impact.
- **Digital Occupancy Monitoring:** The applicant shall install a permanent digital occupancy counter system at all entry/exit points of the property.
  - **Public Access:** The Town and public shall have unrestricted, real-time remote access to this live data.
- **Organized Gathering Restrictions:** All organized gatherings—including, but not limited to, Eid, festivals, weddings, receptions, fundraisers, or private events—shall be restricted to a maximum of four (4) occurrences per calendar year and are subject to the following mandatory requirements:
  - **Indoor Only:** All event-related activities, including guest congregation, food service, and amplified sound, shall occur strictly within the interior of the permanent primary structure. No outdoor events, tents, or outdoor congregation areas are permitted.
  - **No 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 are prohibited.
  - **Operating Hours:** All operations, including set-up, guest attendance, and tear-down, shall be limited to the hours of 8:00 AM to 10:00 PM.
  - **Parking:** All guest, staff, and vendor vehicles shall be contained exclusively within designated on-site parking stalls. Off-site, overflow, or street parking is strictly prohibited.
  - **Public Scheduling:** The annual event calendar must be posted on the facility's public website twelve (12) months in advance. (A one-time exception is granted for 2026, requiring only six (6) months' advance posting).
  - **Neighbor Notification:** The operator shall provide written notice at least thirty (30) calendar days prior to each event to all residents and property owners within a 1,000-foot radius of the property lines. Notice must include the event date, times, and a 24-hour phone number for a live, on-site coordinator.
- **Living Quarters:** The leaders' quarters shall be used exclusively as residences for institution-associated leaders and for no other purpose.
- **Weekend Restrictions:** No staging or breakdown or construction activities are permitted on weekends.

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## Hours of Operation & Ramadan Exceptions

### General Daily Hours (Non-Ramadan)

- **Operating Window:** The facility is permitted to operate from 1.5 hours before sunrise until 10:00 PM.

- **Vacate the Premises:** All members, guests, and vehicles must exit the property—including the parking lot—by the 10:00 PM cutoff.

#### Ramadan Exceptions

- **Operating Window:** During the annual, 30-day period of Ramadan, the following modified hours apply:
  - **Pre-Sunrise:** Services may begin up to 1 hour before sunrise.
  - **Post-Sunset:** Services may extend past the standard 10:00 PM cutoff, but are strictly capped at:
    - 11:00 PM if sunset occurs before 7:30 PM.
    - 11:30 PM if sunset occurs at or after 7:30 PM.
- **Vacate the Premises:** The property and parking lot must be fully vacated by the designated exception end time (11:00 PM or 11:30 PM).
- **Traffic Safety:** To mitigate neighborhood impact, radar speed signs must be placed on Farley Road throughout the 30-day Ramadan period.
- **Advance Notice:** Specific dates and times for Ramadan services must be posted on the public website 365 days in advance.

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#### **Parking & Traffic Management**

- **ALPR Vehicle Monitoring:** The applicant shall install a permanent Automated License Plate Recognition (ALPR) system at all ingress and egress points.
  - **Trip Caps:** Vehicle volume is strictly limited to the number of unique entries per week as dictated by traffic analysis.
  - **Transparency:** Live and historical vehicle tallies must be accessible to the public and the Town for independent auditing at any time.
- **Traffic Demand Management (TDM):** An annual TDM Plan must be submitted to the Town for approval. This plan must include measurable goals, strategies for carpooling, and a designated TDM Coordinator. The first annual TDM Plan is due September 1, 2026.
- **Onsite Registration System:** The applicant shall maintain a mandatory parking registration system for all attendees to effectively manage overflow and enhance traffic safety. This system must ensure that on-site capacity is never exceeded and provide the necessary data for accurate Traffic Demand Management (TDM) reporting.
- **Parking Priority & Attendants:**
  - **On-Site First:** All available on-site parking spaces must be fully utilized before any off-site or overflow options are engaged. Shuttle service to be provided for members who park at nearby off-site parking lots to prohibit on-street obstructions, including pick-up and drop-offs on Farley Road.
  - **High-Attendance Staffing:** For all high-attendance events, the venue must contract a professional, bonded, and insured private security firm. These paid

personnel are required to manage parking operations, direct traffic flow, maximize lot efficiency, and actively prevent neighborhood spillover.

- **Public Streets:** Overflow parking onto Farley Road or any surrounding feeder streets ( Corcel Court, Flintridge, Chirco, Izorah, Frank) is strictly prohibited.
- **Signage:** The applicant shall post clear signage at all exits reminding attendees that street parking is prohibited and that violators may be subject to facility-enforced penalties or towing.
- **Overflow Parking:** Any parking needs exceeding the 180-space on-site capacity must be pre-arranged via a formal, written contract with an off-site provider. Proof of this contract must be submitted to the Town 30 days prior to use.
- **Traffic Flow & Safety:**
  - **Professional Management:** Professional traffic control must be present during peak entry and exit times to ensure Farley Road does not become congested or obstructed.
  - **Mandatory Exit Routing:** Replace “Turn Right Only” to “Turn Left Only” signage at the exit to steer vehicle flow away from residential zones.
  - **No Street Loading:** On-street obstructions, including passenger pick-ups, drop-offs, or queuing on Farley Road, are strictly prohibited.
  - **Lot Restrictions:** Portions of the parking lot immediately adjacent to the house at 16793 Farley Road property must be physically and substantially blocked off when the facility is not at peak capacity to protect neighbor privacy and safety effective immediately.
  - **Exit Visibility:** The facility must clear all obstructions at the WVMA exit to eliminate the blind spot. This ensures residents at 16793 Farley Road can safely see oncoming traffic and exit their driveway without being trapped or endangered; this corrective action is required effective immediately.

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## Noise, Light & Site Mitigation

- **Quiet Hours:** Strict "Quiet Hours" are established for the following times:
  - **Weekdays:** 10:00 PM – 8:00 AM
  - **Weekends:** 10:00 PM – 9:00 AM
- **Outdoor Sound:** Amplified outdoor sound, including loudspeakers or outdoor calls to prayer, is strictly prohibited at all times.
- **Acoustic Compliance:** The applicant shall install and maintain a high-fidelity, permanent digital noise monitoring station on Farley Road and feeder streets (Corcel Court, Flintridge, Chirco, Izorah, Frank).
  - **Transparency:** Real-time decibel levels must be accessible to the public via a live portal to verify compliance with Town noise ordinances.

- **Windows & Doors:** All west-elevation openings must remain closed during services. All doors and windows facing residential properties must remain closed ~~during Quiet Hours~~, except for immediate ingress and egress.
- **Consultant Review:** A Town-approved, independent consultant must evaluate and provide a mitigation plan for the following:
  - **8-foot Hedge:** Uniform, mature 8-foot hedge around the entire perimeter of property to be planted by September 1, 2026
  - **Pavement Repair:** Repair of all parking lot cracks and joints along exit driveway that cause "booming" noises when vehicles pass over.
  - **Headlight Barriers:** Installation of robust physical barriers (e.g., solid planters or reflectors) at exit driveways to block headlights from shining into neighboring homes.
  - **Sound-Reducing Gate Technology:** Evaluation and implementation of **sound-dampening gate hardware**. Any motorized or sliding gates must utilize "whisper-quiet" technology, nylon rollers, and dampened closing mechanisms to eliminate metal-on-metal clanging and motor whine.
- **Lighting:** All fixtures must be full-cutoff, downward-facing, warm-colored LEDs equipped with timers.
  - **Shutoff:** All outdoor lighting must be turned off outside of operating hours and dimmed to the lowest safe level during Quiet Hours.
  - **Dimming and Fixtures:** All facility, site and parking lot lighting shall be full-cutoff, fully shielded, downward-facing fixtures and warm LED light and adopting municipal dark-sky ordinances to reduce skyglow.
- **Signage:** Clearly visible "Quiet Hours" signs must be posted at all pedestrian exits and throughout the parking lot to remind members to be respectful of neighbors.

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## Management & Violations

- **Onsite Property Manager:** A designated manager must be on-site during all operating hours to serve as the primary point of contact for the Town and neighbors.
- **Reporting:** Neighbors may report violations (noise, hours, parking) to the Town Compliance Officer and Planning Department during business hours, to the LGMS Police Department after hours, and to the On-site Manager for immediate correction.
- **Violation Response:** The applicant must provide a written mitigation plan within 48 hours of a reported violation.
- **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time whenever, after a noticed hearing in accordance with Section 29.20.310 of the Town of Los Gatos Code it finds:

1. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
  2. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
  3. The use as presently conducted creates a nuisance.
- **Expense:** All costs for investigation, monitoring, and processing violations are the responsibility of the applicant.

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## Community Interface

- **Online Calendar:** The website must list all services, classes, and organized gatherings/events, including specific hours and on-site contact information.
- **High-Attendance Reminders:** At least 30 days before peak periods, the applicant must send written reminders to members regarding carpooling, respectful parking, and staying quiet in the lot. The applicant must provide written notice to residents on Farley, Corcel Court, Flintridge, Chirco, Izorah, Frank to advise them of peak periods, at least 30 days in advance.
- **Deliveries:** Restricted to:
  - **Location:** All loading, unloading, and staging must be conducted exclusively on the east side of the property. Use of the westside driveway for any delivery or service-related activity is strictly prohibited.
  - **Mon–Fri:** 8:00 a.m. – 6:00 p.m.
  - **Sat:** 9:00 a.m. – 4:00 p.m.
  - **Sun/Holidays:** No deliveries allowed.

**From:** Mary Hogan <[REDACTED]>  
**Sent:** Tuesday, April 14, 2026 9:49 PM  
**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>  
**Subject:** Fwd: Public Comment Opposing CUP U-24-010

----- Forwarded message -----

**From:** Mary Hogan <[REDACTED]>  
**Date:** Tuesday, April 14, 2026  
**Subject:** Public Comment Opposing CUP U-24-010  
**To:** [planning@losgatosca.gov](mailto:planning@losgatosca.gov)

Dear Planning Commission,

I am writing to address specific safety concerns discussed during the Special Meeting of the Planning Commission on March 31, 2026. After reviewing the testimony provided by staff, I would like to request further clarification on the following points:

#### 1. Pedestrian Safety and Traffic Volume

During the meeting, Town Engineer Heap noted that Farley Road's 1960s-era lighting and lack of sidewalks are "similar" to other neighborhoods in the community. Town Engineer Heap characterized the impact on Farley Road as "limited." However, the data suggests otherwise:

##### Increased Volume:

The facility generated traffic is associated with approximately 200 vehicles per event, consisting of 180 on-site parking spaces and an estimated 20 vehicles utilizing overflow parking along Farley Road. These conditions are during 50 Fridays for Jumu'ah services and 28 evenings during Ramadan, totaling 78 event days and nights annually.

Based on these assumptions, the annual traffic volume attributable to the facility on Farley Road is estimated as follows:

$200 \text{ vehicles} \times 2 \text{ trips per vehicle (arrival and departure)} \times 78 \text{ events} = 31,200 \text{ vehicle trips per year.}$

##### Trip Impact:

Assuming that vehicle arrivals and departures occur within a concentrated 30-minute period per event, the total annual duration of facility-related traffic activity on Farley Road would be:  
 $30 \text{ minutes per event} \times 78 \text{ events} = 39 \text{ hours per year of concentrated traffic activity.}$

#### 2. Emergency Access and Evacuation

Chair Burch inquired about Fire and Police evaluations regarding emergency evacuations. Engineer Heap cited a March 25 email from Fire Marshal Kenny Ip regarding standard street widths for parking. However, a general rule for street width does not account for the unique real-time hazards of this proposal.

I formally request a specific evaluation from the Fire Department regarding evacuation and emergency access on Farley Road under the following peak conditions:

- Over 200 cars occupying parking and traffic lanes.
- Heavy pedestrian presence in the roadway.
- Concurrent with daytime and nighttime operations

### 3. Occupancy Compliance

I request that the Planning Commission seek a formal inspection and evaluation from the Fire Department regarding the current building's maximum occupancy limits to ensure ongoing safety compliance.

### 4. Crisis Management and Communication

I request that a formalized neighborhood safety and security protocol for members and neighbors be implemented. Include this protocol as part of the Town of Los Gatos, Emergency Management Division, Chris Todd, Manager

Thank you for your time and for ensuring these safety metrics are fully vetted.

Mary Hogan

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Mary Hogan

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**From:** JAMES W RATCLIFF <[REDACTED]>

**Sent:** Tuesday, April 14, 2026 9:30 PM

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

**Cc:** Gabrielle Whelan <GWhelan@losgatosca.gov>; Kim Ratcliff <[REDACTED]>

**Subject:** Subject: Public Record request refuting defamatory statement CUP Modification 16769 Farley Road U-24-010

Dear Planning Commission,

I'm writing to correct a public record. A letter submitted to Jocelyn Shoopman via email on 3/30/26 from a sender named Gaitie Z. (who identified herself as a West Valley Muslim Association member) that was included in the 3/30/26 Town of Los Gatos Planning Commission Report Addendum contains false and defamatory statements about me. She wrote:

*...Jim ended his public comment with "stop the Islamification..." I couldn't hear the end, I imagine it ended with "stop the islamification" of our town or neighborhood.*

This statement is false. You can view [my complete statement](#) in this video of the Planning Commission meeting held on March 25, 2026. Upon concluding my public remarks (time stamp 2:54), I in fact say, "I know the members of the facility love the neighborhood; let me love the neighborhood."

To protect my reputation against these baseless accusations, I respectfully request the following:

- Formal Rebuttal: That the Town of Los Gatos create an official public record rebutting this false statement.
- Permanent Attachment: That this correction be permanently attached to the original letter within the Town's records.
- Public Correction: That this information be corrected in the next Planning Commission meeting packet and reflected accurately in the official meeting minutes.

A decision of this importance should be based on facts and civil discourse, not on fabricated narratives or personal attacks. I appreciate your prompt attention to correcting this matter.

Thank you,

Jim Ratcliff  
[REDACTED]

**From:** Shannon Wagner <[REDACTED]>

**Sent:** Tuesday, April 14, 2026 4:30 PM

**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** West Valley Muslim Association modifications to CUP

Dear Los Gatos Planning Commission,

We are writing to you regarding the CUP modification application of the West Valley Muslim Association (WVMA) at 16769 Farley Road. We are residents of the neighborhood and live around the corner from the facility. We have lived here for nearly 32 years. We love the neighborhood and our neighbors. It is a neighborhood in which everyone is welcoming, respectful and friendly with each other.

We urge you to deny the proposed modifications to the CUP for the same reasons many of our neighbors have already expressed to you including noise, traffic, safety, lack of parking and quiet enjoyment. Also, the July 5, 2024 letter from Gabrielle Whelan, the town attorney, written to the WVMA pointed out that some of their current operational practices are already out of compliance.

The Conditional Use Permit (CUP) that the town granted them in 2020 specifically stated that they were capped on a specific number of attendees, could operate only between 8:00 AM and 10:00 PM (except Ramadan for only 30 days until 11:00 PM), and they could NOT rent out the facility. Attorney Whelan pointed out that they have broken all of the agreements mentioned. If the WVMA has violated its current CUP, how can we be sure they will not violate a modified CUP?

Ramadan and hours of worship has been practiced for over 1,400 years. The leaders of this mosque knew this when they rented this facility several years ago and knew the town code restrictions yet chose to rent it anyway.

This building has been a church for over 70 years, past occupants of the facility have operated during hours which are in compliance with the residential ordinances. Residents take this into consideration when they purchase a home in the neighborhood. The hours the WVMA require are not compatible with a residential neighborhood.

We fully support and respect the freedom and right to practice religion, but if they cannot be in compliance with the ordinances applicable to the location while doing so, they should modify their practice in order to comply or seek to find a different location that is properly zoned for their required hours of operation and needs, as would be required for any other entity. Please take into consideration the safety and quiet enjoyment of the residents of this neighborhood and deny the CUP modifications.

Sincerely,  
Shannon & Dave Wagner

**From:** Farley Road Neighborhood Coalition <[REDACTED]>

**Sent:** Saturday, April 11, 2026 8:39 AM

**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** Opposition to CUP Modification – WVMA (16769 Farley Road)

Dear Planning Commissioners,

I am writing to formally express my opposition to the proposed modification of the Conditional Use Permit (CUP) for the West Valley Muslim Association located at 16769 Farley Road. While we respect the center's presence in our town, the request to extend operating hours and expand to five daily congregational prayers represents an unsustainable increase in the intensity of land use for an R-1 Single-Family Residential zone.

The Planning Commission should maintain the current CUP restrictions for the following reasons:

1. Consistency with the "Musalla" Model and Current Operational Challenges

Throughout the Bay Area, many Islamic prayer spaces operate successfully as "Musallas"—centers focused on neighborhood-scale gatherings and limited-hour services rather than 24/7 congregational activity. Local examples include the Saratoga Musalla and the Prospect Center, both of which serve the community effectively within specific operational boundaries. These centers acknowledge that their physical locations, particularly in residential pockets, are not suited to function as regional hubs. It is important to note that even under the current, more restrictive CUP, the Farley Road neighborhood has experienced ongoing challenges including traffic congestion, parking overflow, and noise disturbances. Documented instances of activity occurring outside permitted hours demonstrate that the site is already at its maximum operational capacity. Increasing the frequency of services to five times daily would only exacerbate these existing violations and further strain the neighborhood's infrastructure.

2. Proximity and Availability of High-Capacity Regional Facilities

The denial of this modification does not present a substantial burden on religious exercise, as several high-capacity, purpose-built facilities specifically zoned for 24/7 operations are located within a short driving distance. The Muslim Community Association (MCA) in Santa Clara and the South Bay Islamic Association (SBIA) on Harris Way in San Jose are designed specifically to handle the traffic, parking, and infrastructure required for five daily congregational prayers and late-night services. These regional facilities are situated in non-residential zones and are better equipped for high-volume transitions, whereas Farley Road—a narrow residential street—lacks the necessary infrastructure.

### 3. Adherence to Original Planning Agreements

The current CUP was a bargained-for agreement between the town, the neighborhood, and the applicant. Residents made long-term life and financial decisions based on the assurance that this site would remain a low-impact community center with defined operating hours. To remove these core protections now would set a concerning precedent for all residential zoning within Los Gatos, suggesting that "Conditional Use" agreements are merely temporary rather than binding commitments to the community.

We urge the Planning Commission to uphold the existing conditions of the permit, which strike a fair balance between the needs of the center and the rights of the surrounding residents.

**From:** Farley Road Neighborhood Coalition <[REDACTED]>

**Sent:** Sunday, April 12, 2026 12:30 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>; Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** Opposition to WVMA CUP Modification: Evidence That Daily Congregational Prayers Are Not a Religious Necessity

Dear Commissioners,

I am writing to formally request that the Planning Commission deny the application for a Conditional Use Permit (CUP) modification filed by the West Valley Muslim Association (WVMA). The applicant's primary justification for this expansion centers on the claim that hosting all five daily prayers—Fajr, Zuhr, Asr, Maghrib, and Isha—is a "non-negotiable" religious requirement. However, a review of regional practices undercuts the necessity of this modification and suggests that the applicant's reliance on the Religious Land Use and Institutionalized Persons Act (RLUIPA) is misplaced.

The applicant contends that their religious exercise is "substantially burdened" if they cannot provide facilities for all five prayers. Yet, several prominent Islamic centers in the immediate region operate successfully as "Jumu'ah-only" facilities (Friday prayer only), without offering the five daily congregational prayers. Notable examples include:

1. [Saratoga Prospect Center](#) (Saratoga, CA): Operates as a Jumu'ah-only center with no daily prayer services.
2. [Peninsula Muslim Association](#) (Mountain View, CA): Limits services to Jumu'ah and does not offer the five daily prayers.

(see attachments)

The fact that these nearby institutions function within the same faith tradition without daily congregational services proves that providing all five prayers at a specific land-use site is a preference, not a mandatory theological requirement for a religious center to exist. Under RLUIPA, a "substantial burden" must be more than a mere inconvenience; it must exert substantial pressure on an adherent to modify their behavior and violate their beliefs. Because many mosques operate without daily services, it is clear that denying this modification does not prevent the exercise of the Islamic faith, nor does it force the applicant to violate their religious tenets.

Furthermore, the "non-negotiable" nature of these prayers applies to the individual practitioner, who can perform them at home or in a workplace, rather than to the specific land-use intensity of a single building. By claiming these prayers are mandatory for the site, the applicant is attempting to use RLUIPA to bypass standard zoning protections related to traffic, noise, and neighborhood character.

If other local mosques can fulfill their religious mission without daily congregational gatherings, the WVMA can do the same. Granting this modification would set a precedent where "religious necessity" is used to override local land-use authority, even when local precedents prove that such intensity of use is not required for the religious practice to flourish.

I urge the Commission to maintain the current CUP restrictions and deny this request.

Sincerely,

Farley Road Neighborhood Coalition



https://www.google.com/

19848 Prospect Road, Saratoga CA 95070, US

Wash Parking Restroom Wheelchair

Direction



### Mosque Facilities

Amenities that are available in this mosque.

Sunday, April 12, 2026

Next Prayer  
Fajr

At 12:08 PM



Suhur  
05:23 AM



Sunrise  
06:37 AM



Sunset  
07:41 PM



Iftar  
07:42 PM

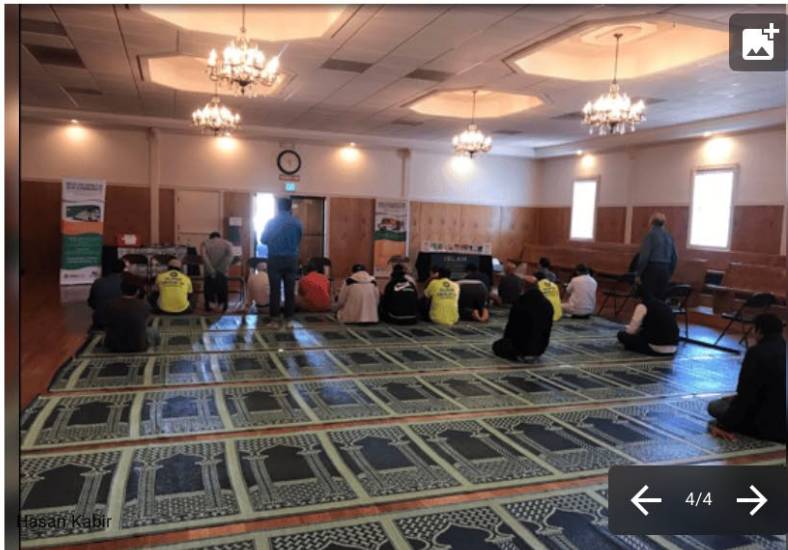
| Prayer Name    | Prayer Time | Iqamah Time |
|----------------|-------------|-------------|
| Fajr الفجر     | 5:23 AM     | Not offered |
| Dhuhr الظهر    | 1:09 PM     | Not offered |
| 'Asr العصر     | 4:49 PM     | Not offered |
| Maghrib المغرب | 7:42 PM     | Not offered |
| Isha' العشاء   | 8:56 PM     | Not offered |
| Jumu'ah الجمعة | 1:09 PM     | 12:30 PM    |

## Peninsula Muslim Association

Follow Mosque

Contact

Manage This Mosque



1320, 361 Villa St, Mountain View, CA 94041, US

Wash Parking Restroom Wheelchair Facilities for women

Direction



### Mosque Facilities

Amenities that are available in this mosque.

Wash

Restroom

### Prayers Schedule

Full screen

Sunday, April 12, 2026

Next Prayer  
Fajr

At 12:11 PM



Suhur  
05:23 AM



Sunrise  
06:38 AM



Sunset  
07:41 PM



Iftar  
07:42 PM

| Prayer Name    | Prayer Time | Iqamah Time |
|----------------|-------------|-------------|
| Fajr الفجر     | 5:23 AM     | Not offered |
| Dhuhr الظهر    | 1:09 PM     | Not offered |
| 'Asr العصر     | 4:49 PM     | Not offered |
| Maghrib المغرب | 7:42 PM     | Not offered |
| Isha' العشاء   | 8:56 PM     | Not offered |
| Jumu'ah الجمعة | 1:09 PM     | 1:30 PM     |

**From:** Farley Road Neighborhood Coalition <[REDACTED]>

**Sent:** Thursday, April 9, 2026 6:27 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>; Allen Meyer <AMeyer@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>

**Subject:** Urgent Safety Concerns: Record PRE26-00213 and the CUP Modification for 16769 Farley Road (WVMA)

Dear Members of the Planning Commission,

I am writing to formally oppose the current Conditional Use Permit (CUP) modification request submitted by the West Valley Association (WVMA).

Recent filings by the applicant—specifically Pre-application Record PRE26-00213 submitted on February 26, 2026—contain a direct admission from WVMA that the facility is currently operating under unsafe conditions. In their own application to create a pedestrian opening in the concrete wall, the applicant states:

"CREATE AN OPENING IN THE CONCRETE WALL IN FRONT OF OUR PROPERTY FOR SAFE ACCESS TO PEDESTRIANS. WE CURRENTLY HAVE NO ACCESS FOR PEDESTRIANS AND ANYONE WALKING INTO THE PROPERTY NEEDS TO USE THE DRIVEWAY. THIS IS UNSAFE FOR EVERYONE AND ALSO CREATES A BOTTLE NECK FOR CARS DRIVIGN IN.."

#### Key Concerns

- **Admitted Danger:** The applicant has explicitly acknowledged that the lack of pedestrian access is "unsafe for everyone."
- **Traffic Hazards:** The "bottleneck" described creates significant safety risks for vehicles entering and exiting the property, impacting public street traffic.
- **Fire & Life Safety:** A site that lacks dedicated pedestrian ingress/egress and forces foot traffic into active vehicle lanes poses a severe risk for emergency evacuations and first-responder access.

#### Our Request

We urge the Planning Commission to take the following actions before moving forward with any decisions regarding the CUP modification:

1. **Immediate Site Assessment:** We request that city officials, including the Fire Marshal and Traffic Engineering Department, conduct a formal safety and traffic assessment of the facility and the adjacent street.
2. **Resolution of Safety Issues:** The Commission should require the full resolution of these admitted safety hazards (as outlined in PRE26-00213) as a mandatory condition prior to considering the broader CUP modification.

3. Hold on Approvals: No further expansion or modification of use should be granted while the applicant is knowingly operating a facility that they themselves have deemed unsafe for pedestrians and motorists.

The community's safety must be the priority. We ask that the Commission hold WVMA accountable for these self-identified risks before allowing any further development or operational changes.

Thank you for your time and your commitment to the safety of our neighborhood.

Attaching screenshot for your reference.

Sincerely,  
Farley Road Neighborhood Coalition

[Search Applications](#)[Schedule an Inspection](#)

**Record PRE26-00213:**  
**Online Pre-application**  
**Record Status: Processing**

Record Info ▼

Payments ▼

Users must use the following Web Browser when paying fees: Chrome, Safari, or Edge. Internet Explorer is no longer compatible.

If you have unpaid fees due, the 'Pay Fees' link will only show across from the first fee in the first invoice listed. Clicking the link will still bring all the due fees into the payment process.

In order to add and upload additional documents, please select 'Record Info' and then select the 'Attachments' option.

### Work Location

16769 FARLEY RD  
LOS GATOS \*

### Record Details

**Project Description:**  
WEST VALLEY ASSOCIATION- CREATE AN OPENING IN THE CONCRETE WALL IN FRONT OF OUR PROPERTY FOR SAFE ACCESS TO PEDESTRIANS. WE CURRENTLY HAVE NO ACCESS FOR PEDESTRIANS AND ANYONE WALKING INTO THE PROPERTY NEEDS TO USE THE DRIVEWAY. THIS IS UNSAFE FOR EVERYONE AND ALSO CREATES A BOTTLE NECK FOR CARS DRIVIGN IN.

[▶ More Details](#)

**From:** Linda S <[REDACTED]>  
**Sent:** Wednesday, April 8, 2026 6:29 PM  
**To:** Gabrielle Whelan <GWhelan@losgatosca.gov>  
**Cc:** Jocelyn Shoopman <jshoopman@losgatosca.gov>  
**Subject:** Inaccurate reporting on the town

Dear Ms. Whelan,

I've been following the WVMA CUP modification application fairly closely.

Today, Los Gatan published another article about the hearings (<https://losgatan.com/residents-urged-town-to-keep-current-mosque-site-zoned-for-worship/>). This article contains inaccuracies on matters of fact that are part of the town's official records of proceedings and also part of enforceable legal documentation. Considering these inaccuracies, does the town have any legal recourse in this matter? Would you consider requesting corrections?

The first inaccuracy misstates conditions in CUP U-20-001 which were approved by the Planning Commission on March 11, 2020. In reporting about the March 11, 2020 hearing, Drew Penner writes that "on March 11, 2020...Planning Commission unanimously approved the change, including that hours of operation *"shall not begin prior to one and a half hours before sunrise or extend past 10:30 p.m., seven days a week to accommodate indoor, morning and nighttime prayer services; and / During the 30-day month of Ramadan, indoor nighttime prayer services shall not extend past 11:30 p.m. whenever sunset is prior to 7:30 p.m., or until 12:00 a.m. whenever sunset is after 7:30 p.m."*

Those are not the restrictions which CUP U-20-001 places on the hours. It appears that Mr. Penner took an excerpt from the **proposed** conditions for the applicant's new requested modifications instead of reporting what was actually approved on 3/11/2020.

He also reported about the noise limits that the Town zoning maximums for the applicant's property are 61 dBA on weekdays in the morning, 65 dBA until 10 pm and 54 dBA on weekday overnights. He doesn't address weekends and holidays at all. According to the noise zone maps, weekends and holidays have a 5 dB lower ambient level.

According to the town's noise zone maps, Mr. Penner again misreported the facts on record.

<https://www.losgatosca.gov/DocumentCenter/View/38492/Noise-Zone-Map?bidId=>

The property lies in different colored noise zones depending on the time of day. The accurate ambient zones are the following:

| Time Period   | Ambient Noise Level |
|---------------|---------------------|
| 6 AM - 1 PM:  | 55 dBA              |
| 1 PM - 10 PM: | 53 dBA              |
| 10 PM - 6 AM: | 48 dBA              |

(For weekends and holidays, subtract 5 dB)

The max allowed are the following (ambient + 6 dB):

| <b>Time Period</b> | <b>weekdays</b> | <b>weekends and holidays</b> |
|--------------------|-----------------|------------------------------|
| 6 AM - 1 PM:       | 61 dBA          | 56 dBA                       |
| 1 PM - 10 PM:      | 59 dBA          | 54 dBA                       |
| 10 PM - 6 AM:      | 54 dBA          | 49 dBA                       |

That's only a slight error, but you might still want to address it. (Incidentally, looking at the measurements in the Salter report, the highest arrival dBA measurement of 56 dBA, along with ALL of the other arrival noise levels and 2 of the departure levels would have been higher than the max allowed for overnight hours on weekend and holidays.)

Finally, Mr. Penner misconstrues how the March 31, 2026 meeting actually proceeded once motions were brought to the floor by the commissioners. This is concerning because he mischaracterized the actions of Commissioner Rob Stump. Mr. Penner writes, *"Commissioner Rob Stump jumped in before Barnett's motion could find a second and poured cold water on what had looked, seconds earlier, like a considered compromise."* I watched the meeting on YouTube. Clearly, there was a long pause after the first motion. The chair then asked if anyone wanted to second the motion. No one wanted to second Barnett's motion. The chair then asked for advice and you advised her that up to 3 motions could be on the table at any one time. The chair then asked for discussion or for a second motion. Only then did Rob Stump start to make another motion. No one watching the meeting proceedings would claim that Rob Stump "jumped in." Honestly, this sounds libelous to me.

I'm concerned about how the town is being characterized and how this reporting will affect future proceedings.

Regards,  
Linda Swenberg



**From:** Mary Hogan <[REDACTED]>

**Sent:** Tuesday, April 7, 2026 5:24 PM

**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>

**Subject:** Fwd: Farley Road road safety and traffic congestion

----- Forwarded message -----

From: Mary Hogan <[REDACTED]>

Date: Tue, Apr 7, 2026 at 4:44 PM

Subject: Farley Road road safety and traffic congestion

To: <[planning@losgatosca.gov](mailto:planning@losgatosca.gov)>

Dear Planning Commission,

I would like to invite any member available to come visit Farley Rd on any Friday from 1:45-2:15 pm to view traffic congestion with safety in mind.

I am writing to express my concerns regarding the request of modification of an existing CUP for 16769 Farley Rd for the addition of up to 2 hours for 28 consecutive nights. These additional hours of traffic and possible number of vehicles could severely hinder evacuation efforts putting the lives of residents and visitors at risk.

In the event of a fire or other emergency, the only immediate evacuation route is a single narrow road.

Farley Rd is 0.9 miles away from 108 Mary Way which is in a High Fire Hazard area as designated on the June 17, 2025 Town Council approved Fire Hazard Severity Zones Map. Embers from urban wildfires can travel 1 to 5 miles.

I respectfully urge you and the Town of Los Gatos to review and ensure that comprehensive safety measures and evacuation plans are in place for this congestion on this residential road. Wildfire threats are becoming increasingly frequent and severe, and prioritizing public safety is more important than ever.

Thank you for your time and consideration,

Mary

--

Mary Hogan

👤

**From:** Farley Road Neighborhood Coalition <[REDACTED]>

**Sent:** Sunday, April 5, 2026 3:15 PM

**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Michael Vroman <MVroman@losgatosca.gov>; Town PPW <ppw@losgatosca.gov>

**Subject:** Correction of Public Record: Inaccurate Road Width Data for 16769 Farley Road (WVMA) CUP Modification

Dear Planning Commission and Public Works,

I am writing to formally dispute the testimony provided during the public hearing on March 31 regarding the street width of Farley Road as it relates to the CUP Modification for 16769 Farley Road (WVMA). It was stated for the record that the road is 40 feet wide; however, physical field measurements prove this is incorrect and creates a dangerous misunderstanding of the road's capacity.

The physical reality of Farley Road is one of extreme inconsistency. While there are sections where a curb-to-curb measurement reaches 39 feet, much of the road is constricted by irregular field conditions—including dirt shoulders, uneven pavement, mailboxes, fire hydrants, and utility poles—that significantly reduce the usable width.

Our field measurements at these "pinch points" show:

- 16761 Farley Road: 34 feet (measured from mailbox).
- 16750 Farley Road: 35 feet (measured from mailbox).
- 16731 Farley Road: 35 feet (measured from utility pole).

The department's 40-foot claim suggested there is ample space for two 8-foot parking lanes (16' total), a 20-foot fire lane, and 4 feet for pedestrians. However, a safe clearance for those parking and fire lanes alone requires at least 36 feet. At the locations listed above, the math simply fails:

- At 16761 Farley Road (34'): After accounting for 16' of parked cars, only 18 feet remains. This is 2 feet short of the mandatory 20-foot fire lane requirement.
- At 16750 & 16731 Farley Road (35'): Only 19 feet remains. This is 1 foot short of the fire lane requirement.

In all these real-world scenarios, there is zero room left for pedestrians, and we are short of the mandatory fire lane width.

I have attached photographs of these measurements taken at these specific locations to document that "paper reality" does not match the ground truth. I urge the Public Works Engineer to conduct an immediate on-site measurement of these obstructions rather than referencing outdated records. Decisions regarding the WVMA CUP modification must be based on accurate, physical data to ensure the safety of our residents.

Sincerely,  
Farley Road Neighborhood Coalition





**From:** Sean Allen <[REDACTED]>

**Sent:** Wednesday, April 1, 2026 4:20 PM

**To:** Clerk <Clerk@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>;

[REDACTED]; [REDACTED]; [REDACTED];

**Cc:** [REDACTED]; Carla Torres <[REDACTED]>; Lejoi Reese <[REDACTED]>; Sameena Usman <[REDACTED]>; Musa Tariq <[REDACTED]>; [REDACTED];

**Subject:** NAACP San Jose/Silicon Valley Branch – Public Comment for the Record: West Valley Muslim Association Conditional Use Permit Amendment, Farley Road Mosque

PUBLIC COMMENT SUBMITTED FOR THE RECORD

To: Town of Los Gatos Town Council & Planning Commission

From: Sean Allen, President, NAACP San Jose/Silicon Valley Branch

Re: West Valley Muslim Association Conditional Use Permit Amendment – Farley Road Mosque

Date: April 1, 2026

Good evening, Mayor, Vice Mayor, Members of the Town Council, and Members of the Planning Commission:

My name is Sean Allen. I am the President of the NAACP San Jose/Silicon Valley Branch. I submit this comment on behalf of our Branch and in response to a request from the Muslim community that we stand with them during this proceeding. We do so proudly.

The NAACP supports the West Valley Muslim Association's application for an amended Conditional Use Permit.

The right to worship is not a privilege extended at the pleasure of neighbors. It is a constitutionally protected right — enshrined in the First Amendment and reinforced by the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), which explicitly prohibits local governments from imposing land use regulations that substantially burden the religious exercise of a religious assembly or institution without a compelling governmental interest pursued through the least restrictive means.

The Town of Los Gatos must apply that standard here. Requiring a mosque to cease religious observance during one of the holiest months in the Islamic calendar — Ramadan — because neighbors find the traffic inconvenient does not meet that threshold. It does not come close.

On the question of discrimination:

The NAACP has reviewed the public commentary surrounding this matter, including statements made in connection with media coverage of this proceeding. What we found was deeply troubling and cannot go unaddressed in this official proceeding.

Members of the public made the following statements in this public discourse:

- Comparing wishing Muslims “Ramadan Mubarak” to Nazis wishing Jews a happy Hanukkah.
- Stating that Islam has “ruined every country it’s predominant in.”
- Suggesting that “bringing the Crusades back would be a good thing.”
- Using the word “PORK” as a derogatory response when civil rights concerns were raised.
- Stating “goodbye Los Gatos your end is here” in response to civil rights advocacy.
- Characterizing Islam as a “7th century” religion that needs to be brought into modernity.

These are not traffic complaints. These are expressions of religious bigotry and Islamophobia. And while this body may not be responsible for what individuals post on social media, this body is responsible for ensuring that public sentiment rooted in bias does not infect a land use proceeding that is supposed to be decided on neutral, lawful criteria.

The NAACP calls on this Town Council and Planning Commission to affirmatively state that Islamophobic public comment will not be given weight in this proceeding, and that the CUP amendment will be evaluated solely on its legal merits under RLUIPA, the California Constitution, and applicable land use law.

On the merits:

The West Valley Muslim Association has demonstrated extraordinary good-faith efforts to be a responsible neighbor — dimming lights, quieting security gates, notifying neighbors 30 days in advance of events, coaching congregants on respectful departure, and more. The Los Gatos-Monte Sereno Police Department itself acknowledged that WVMA keeps their gatherings “eerily quiet.” The mosque’s request for modest extended hours during Ramadan — a 30-day religious observance recognized globally — is reasonable, narrowly tailored, and legally sound.

The NAACP urges this body to approve the amended Conditional Use Permit.

Religious freedom in this country is not contingent on whether your faith makes your neighbor uncomfortable. It is not contingent on whether your community was here before you arrived. And it is not contingent on whether the traffic during your holiest month inconveniences those who live nearby.

We are watching this proceeding. We are standing with the West Valley Muslim Association. And we will continue to advocate for the civil rights of every community in Silicon Valley — regardless of their faith, their race, or the comfort level of their neighbors.

Ramadan Mubarak.

Respectfully submitted,

Sean Allen

President, NAACP San Jose/Silicon Valley Branch

#### SOURCES AND REFERENCES

The following sources were reviewed and relied upon in preparing this statement:

1. Mercury News — “Los Gatos mosque seeks extended hours amid neighbors’ complaints,” Nollyanne Delacruz, February 18, 2026. (mercurynews.com)
2. The Los Gatan — “Ramadan in LG: Muslims begin month of fasts,” Drew Penner, February 19, 2026.
3. KRON4 — “Members of a Los Gatos mosque have begun celebrating the holy month of Ramadan,” Jack Molmud, February 19, 2026.
4. ABC7 / KGO — “Mosque in Los Gatos neighborhood becomes focus of local complaints as it seeks to extend hours,” Tim Johns, February 19, 2026.
5. KTVU FOX 2 — “Los Gatos mosque wants to extend hours to 11 p.m. in residential neighborhood,” Aaron Dickens, February 18, 2026.
6. CBS San Francisco — “Los Gatos mosque seeks more leeway as Ramadan begins, but neighbors are upset over extra noise,” Amanda Hari, February 18, 2026.
7. Mercury News Facebook Public Comment Section — Screenshots of public comments posted in response to Mercury News coverage, February 18–19, 2026. (Reviewed February 2026; on file with the NAACP San Jose/Silicon Valley Branch)
8. Town of Los Gatos — Conditional Use Permit Application, West Valley Muslim Association, filed September 2024; Town Attorney correspondence to WVMA, July 2024.
9. Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) — 42 U.S.C. § 2000cc et seq.
10. Pew Research Center / Academic Research — Referenced statistic: more than 60,000 Muslim families in Santa Clara County, representing approximately 27% of the estimated 250,000 Muslim families in the Bay Area.
11. Islamophobia Research — Referenced statistic: Islamophobic hate crimes were five times more common following September 11, 2001. (Source: peer-reviewed research cited in Mercury News coverage, 2026)

Sent from my iPhone

**From:** Evann P.S. Addeo <[REDACTED]>  
**Sent:** Tuesday, March 31, 2026 2:23 PM  
**To:** Planning <Planning@losgatosca.gov>  
**Cc:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>;  
[REDACTED] <[REDACTED]>; [REDACTED] <[REDACTED]>; Sblend Sblendorio <[REDACTED]>; Ellie  
Hale <[REDACTED]>; Frank Masi <[REDACTED]>; Erica R.  
Hagelberg <[REDACTED]>; J. Randall Toch  
<[REDACTED]>  
**Subject:** Public Comment Item # 1; re 16769 Farley Road

Dear Ms. Kendra Burch and Planning Commission Members:

Please find the attached letters from Mr. Sblendorio of Hoge Fenton.

Let me know if you have any questions.

Thank you,  
Evann Addeo

Evann P.S. Addeo  
Litigation Legal Administrative Assistant

D: +1 [REDACTED]  
O: +1 [REDACTED]

55 South Market Street, Suite 900  
San José, CA 95113 United States

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**HOGGE FENTON**

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Network of Independent Law Firms

March 31, 2026

Via E-Mail

Kendra Burch, Chair  
Los Gatos Planning Commission  
planning@losgatosca.gov

Re: Agenda Item No.1 March 31, 2026  
Public Comment for the Hearing Considering 16769 Farley Road Conditional  
Use Permit Application U-24-010  
Our File No.: 210148

Dear Ms. Burch and Planning Commissioners:

At the March 25, 2026 Planning Commission meeting, in discussion of Agenda Item No.2, Commissioners expressed interest in understanding the zoning conditions of the Evergreen Islamic Center ("EIC") at 2486 Ruby Ave, San Jose, CA 95148, as well as the Muslim Community Association Al-Noor ("Al-Noor") facility at 1755 Catherine St., Santa Clara, CA 95050. Additionally, questions were posed of the Calvary Church in Los Gatos related to how the Calvary Church's facility impacts its neighborhood.

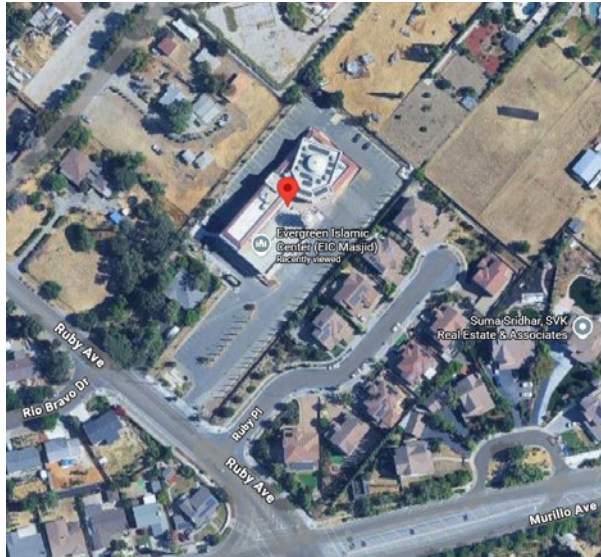
The EIC and Al-Noor facilities are not zoned residential as was stated on March 25. Despite each of their proximities to residential zoning. EIC is in a planned development ("PD") zoning, and Al-Noor is in Santa Clara's Public/Quasi-Public ("PQP") zoning.

The zoning of EIC and Al-Noor is significant because the uses of those facilities can be regulated based not on R-1 zoning, but on the PD and PQP zoning respectively. Whereas the zoning for 16769 Farley Road (the "Subject Property"), is zoned R-1, and is thus **limited to uses consistent with that residential zoning.**

Calvary Church, at 16330 Los Gatos Blvd, Los Gatos, CA 95032, is also zoned R-1 in the Town of Los Gatos (the "Town"). Calvary Church is subject to significant conditions of approval in its conditional use permit (Permit No. U-02-09 ), including precluding egress onto Robbie Ln which is designated as a Local Street (the same designation as Farley Road).

The following pages demonstrate further distinguishing characteristics of each these religious properties.

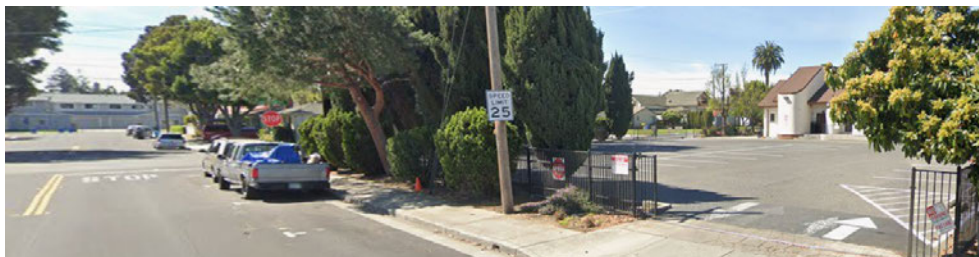
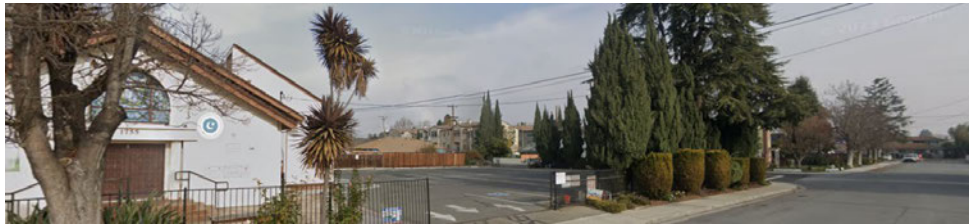
**EIC, 2486 Ruby Avenue, San Jose, CA**



**Relevant Facts:**

- 93,034 sq. ft. lot, approximately 21,614 sq. ft. building footprint (23.23% FAR)
- Current zoning: A(PD) (Planned Development)
- Gated entry/exit from Ruby Avenue, an arterial thoroughfare approx. 250 feet from large four way intersection
- 74 foot distance from nearest residential structure

**Al-Noor, 1755 Catherine Street, Santa Clara, CA**



**Relevant Facts:**

- 23,522 sq. ft. lot, approximately 5,287 sq. ft. building footprint (22.48% FAR)
- Current zoning: PQP (Public/Quasi-Public district)
- Gated entry/exit from two sides, onto large residential roads

**Calvary Church, at 16330 Los Gatos Blvd. Los Gatos, CA**



**Relevant Facts:**

- 321,995 sq. ft. lot, approximately 106,323 sq. ft. total building footprint (33.02% FAR); the parcel makes up nearly 2/3rds of city block.
- Current zoning: R-1:8 (Low density Residential, minimum lot of 8,000 sq. ft.)
- Several access points, from Los Gatos Blvd., a major arterial thoroughfare with a streetlight, and Shannon Road, a neighborhood collector road. Two additional gates face Robie Lane, a local street, but the CUP only allows use as an overflow lot.

**WVMA, at 16769 Farley Road, Los Gatos, CA**



**Relevant Facts:**

- Current zoning is R-1:8 (Low density Residential, minimum lot of 8,000 sq. ft.)
- 120,225 sq. ft. lot, approximately 12,827 sq. ft. building footprint (10.67% FAR)
- Gated entry/exit from Farley Road, a local street that leads to Los Gatos Blvd. on one side, approx. 670 ft. away, and on the other side circles through residential tracts ultimately leading back to Los Gatos Blvd.

## Conclusion

Unlike the EIC facility, the Subject Property is immediately surrounded by single-family residences on all sides; whereas the EIC facility has houses only on one side and the other sides are adjacent to open fields.

Unlike Al-Noor, the Subject Property is **not** on residential roads with sidewalks, and other infrastructure. Additionally, the residents of Catherine St. and the surrounding area in Santa Clara are not cut off from other roadways and adjacent neighborhoods as are the Farley Road residents. The Commission heard public comment from neighbors near the Subject Property that the neighborhood is small and has only outlets to Los Gatos Blvd. Therefore, for Farley Road residents to take a walk necessitates walking in competition with traffic to and from the Subject Property.

And unlike Calvery Church, the Subject Property is not located directly on a major arterial road with significant on-site parking. As the Commission heard at the Meeting that the Subject Property generates more car traffic than can park on-site, creating significant street parking and congestion in the neighborhood. Unlike Calvery Church, the Subject Property cannot avoid egress onto a local street.

Because the Subject Property is designated R-1, and has no defining characteristic making its expanded use consistent with its R-1 zoning and the General Plan, as described in our March 25, 2026, letter to the Planning Commission, the Commission should deny the conditional use permit modification.

Sincerely,

HOGUE, FENTON, JONES & APPEL, INC.



Sblend Sblendorio  
Attorney

March 31, 2026

Via E-Mail

Kendra Burch, Chair  
Los Gatos Planning Commission  
planning@losgatosca.gov

Re: Agenda Item No. 1 March 31, 2026  
Public Comment for the Hearing Considering 16769 Farley Road Conditional Use  
Permit Application U-24-010  
Our File No.: 210148

Dear Ms. Burch and Planning Commission Members:

The Ninth Circuit has issued binding authority which guides the substantial burden analysis in this jurisdiction. This authority must also guide your review of conditional use permit application U-24-010. On November 4, 2025 we wrote to the Planning Department regarding the Ninth Circuit precedent while also explaining why the above referenced project does not place such a burden on the applicants' religious exercise.

Planning Staff's report references the 2018 "*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA)*" issued by the U.S. Department of Justice. This DOJ statement appears to have informed the Staff's description of factors relevant to analyzing whether a substantial burden exists. This DOJ statement is not legally binding, and merely lists an overview of factors which may have been relevant in various cases, but is not specific to any one jurisdiction. While those factors may be considered, that list is not instructive list of what should be factored in the Conditional Use Permit application before you, does not attempt to instruct on how courts have viewed those factors, and should not be given the same weight as established Ninth Circuit precedent applied more recently than the DOJ statement in question.

The following case excerpts describe how courts with jurisdiction over California have factored the burden of zoning requirements on religious practice.

In the Ninth Circuit, under RLUIPA:

A land use regulation imposes a substantial burden when it is "oppressive to a significantly great extent. That is, a substantial burden on religious exercise must impose a significantly great restriction or onus upon such exercise." *San Jose Christian Coll. v. City of Morgan Hill*, 360 F.3d 1024, 1034 (9th Cir. 2004) (internal quotation marks and citation omitted). We consider "the totality of the circumstances," including, but not limited to, whether the [municipality's]

reasons for denying the special use permit were arbitrary and could apply to Plaintiffs' future applications; whether Plaintiffs have ready alternatives or whether those alternatives would require "substantial uncertainty delay, or expense"; whether Plaintiffs were precluded from other locations in the [jurisdiction]; and whether Plaintiffs imposed the burden upon themselves."

(*Spirit of Aloha Temple v. County of Maui* (9th Cir. 2025) 132 F.4th 1148, 1156, cert. denied *sub nom. Moss v. Sachem Cent. BD. of ED.* (U.S., Mar. 23, 2026, No. 25-823) 2026 WL 795228 ("*Spirit of Aloha*".)

Further, "a substantial burden must place more than inconvenience on religious exercise." (*New Harvest Christian Fellowship v. City of Salinas* (9th Cir. 2022) 29 F.4th 596, 602 ("*New Harvest*").)

In *Spirit of Aloha*, no substantial burden was found where the County denied a special use permit to the church, because the

proposed uses would increase traffic and burden public agencies. The Commission also noted safety concerns for drivers and pedestrians on Haumana Road.

Haumana Road is a narrow road, between eleven and eighteen feet wide at different parts. In contrast, the average rural or agricultural road is about twenty-two feet wide. Haumana Road contains no streetlights, no sidewalks, no shoulder, and no lane markings. And in certain places, two cars cannot pass each other unless one pulls off the road.

The Commission found compelling the testimony of several nearby property owners on Haumana Road, who expressed concerns about pedestrian safety. Residents testified that children regularly walk home from school on the road and that the road has several blind turns, which pose a safety issue. Other residents noted concerns about flooding on the road during storms that made the road difficult to pass, although Plaintiffs challenge the severity and frequency of such flooding.

Given the conditions of Haumana Road, the County's concerns about traffic and road safety are well supported in the record and are not arbitrary.

*Spirit of Aloha, supra*, (9th Cir. 2025) 132 F.4th at 1157.

In *New Harvest*, while the zoning requirement was found to be an unequal burden on religion, the requirements under it were properly found to not substantially burden religion. The court identified three primary reasons, under the totality of circumstances, that no substantial burden was imposed by the city's zoning requirements:

First, New Harvest has not shown that the Assembly Uses Provision precludes it from conducting worship services in the Beverly Building. The record reflects

that New Harvest could have reconfigured the first floor of the building both to hold religious assemblies and to comply with the zoning requirements applicable in the Downtown Core Area. . . . While the City's proposed reconfiguration of the Beverly Building's first floor might have resulted in a space that could fit only 208 seats rather than New Harvest's preferred layout that could fit 299 seats, New Harvest never proved that this difference in capacity would have imposed a "substantial burden." *San Jose Christian Coll.*, 360 F.3d at 1034 (internal quotation marks omitted).

The Assembly Uses Provision also permits services on the second floor. . . . [E]ven assuming *arguendo* that the second floor is acoustically suboptimal, New Harvest has not shown that the resulting inconvenience would be anything more than that—an inconvenience. *Id.*

Second, even if we were to conclude that it would be a substantial burden for New Harvest to conduct worship on the second floor or to remodel the first floor, New Harvest has not shown that it was precluded from using other sites within the City. Under the zoning code, New Harvest is free to conduct worship services in almost any area of the City outside of the ground floor of the Main Street Restricted Area. To the extent that New Harvest would need to apply for a conditional use permit for religious assembly in other parts of the City, there is no evidence that suggests the City would deny such an application. To the contrary, over the past fifty years, the City has granted all but one such application from a church, among more than 100 applications. There is accordingly no record here that any subsequent application from New Harvest would be "fraught with uncertainty," since the City has not exhibited the "inconsistent decision-making" and conflicting rationalizations for repeated denials that led us to find that the *Guru Nanak* congregation faced a substantial burden after it acquired a second property but was again denied zoning approval. [*Guru Nanak Sikh Soc. of Yuba City v. County of Sutter* (9th Cir. 2006) 456 F.3d 978, 990-991.]

Moreover, many properties have become available in Salinas since New Harvest represented that it was intending to look for a new location. But New Harvest did not take steps to acquire any of these properties. The parties disagree as to the time frame relevant to determining whether a suitable alternative property was available to New Harvest. But we need not resolve this issue because a suitable property was available for sale during the pendency of this litigation. Before the district court, New Harvest argued that this property was unsuitable because it would require congregants to make a U-turn on a highway in order to reach the property on the other side. New Harvest presented no evidence, however, showing that this feature would render the property unsuitable for its congregation's use. It did not show, for example, that the property was unsuitable because of "size, configuration, safety issues, or current uses." See [*International Church of Foursquare Gospel v. City of San Leandro* (9th Cir. 2011) 673 F.3d 1059, 1068.] Inconvenience alone is not a substantial burden.

Finally, New Harvest's wholesale failure of proof concerning available alternatives is more significant because New Harvest purchased a building that it knew at the time was subject to unique zoning restrictions that would preclude it from conducting worship services on the first floor. This, combined with New Harvest's failure to diligently pursue other suitable buildings that came on the market since it represented to the City that its stay at the rented building would be temporary, suggests that New Harvest's burden is at least partly of its own making.

(*New Harvest, supra*, (9th Cir. 2022) 29 F.4th at pp. 602–604.)

Sincerely,

HOGUE, FENTON, JONES & APPEL, INC.

A handwritten signature in blue ink, appearing to read 'Sblend Sblendorio', with a stylized, flowing script.

Sblend Sblendorio  
Attorney

**From:** Rose Dao <[REDACTED]>

**Sent:** Tuesday, March 31, 2026 2:19 PM

**To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>

**Subject:** WVMA CUP

Dear Town Leaders,

I realize that the WVMA is an important center for the Muslim community. My request is that the town also takes into consideration the safety and tranquility of our Farley neighborhood. Even after Ramadan was over, there are daily visitors coming and going from 6 - 7 am and sometimes arriving even before 6 am. Our bedroom window faces along Farley Road and we can hear the cars coming and going in these early morning and late night hours. Since the members are not even abiding by the current hours of 8am - 10pm during non Ramadan hours, I'm concerned that if the CUP passes with the requested hour changes, we will have people coming and going starting even at 4 am during the times when Ramadan is later in the year than it has been the last few years.

I completely respect their religious freedom and desire to pray at certain times of the day. My concern is when these early and late prayer times have negative impacts on our neighborhood. Its not uncommon that I see cars speeding during the early morning hours when there are fewer cars on the road.

I didn't think that is was reasonable for the priests from the other Churches in Los Gatos advocating for the CUP early morning and later night hour changes during last week's town hall meeting when their churches' hours are either from 8am-5pm or 7am-9 pm at the earliest and latest. Our neighborhood's request to not approve the requested CUP hour changes has nothing to do with religion. We wish to work with the WVMA since we realize it has a positive impact to their community. I think the same rules should apply to all business and places of worship. The WVMA on Farley Rd is located on a small road with no street lights leading up the association and no sidewalks.

I implore you to protect our small community.

Thank you so much for your consideration and assistance.

Rose Dao

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