



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/25/2026

ITEM NO: 2

ADDENDUM

DATE: March 23, 2026
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. **Located at 16769 Farley Road.** APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: West Valley Muslim Association, Osmar Ghafoor, President. Applicant: Razi Mohiuddin. Project Planner: Jocelyn Shoopman.

REMARKS:

Exhibit 12 includes additional public comment received between 3:01 p.m., Friday, March 20, 2026, and 3:00 p.m., Monday, March 23, 2026.

EXHIBITS:

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

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

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

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SUBJECT: 16769 Farley Road/U-24-010

DATE: March 23, 2026

Received with this Addendum Report:

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

From: Ed Noskowski <[REDACTED]>
Sent: Sunday, March 22, 2026 12:06 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Farley Road Use Permit

Ed Noskowski
[REDACTED]
Los Gatos, CA 95030

March 22, 2026

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

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

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

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

1. Parking Requirements and Enforcement

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

- The applicant shall fully accommodate additional parking needs onsite, or through a definitive, enforceable off-site parking plan.

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

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

2. Noise Compliance and Monitoring

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

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

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

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

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

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

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

Sincerely,

Ed Noskowski

From: Benjamin Levitt <[REDACTED]>
Sent: Saturday, March 21, 2026 8:08 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: WVMA Permit

Good evening,

My name is Ben Levitt, and I'm reaching out on behalf West Valley Muslim Association to support their permit petition.

WVMA is my home. Even before I reverted to Islam last year, I felt part of this community. I joined their weekly talks to learn more about Islam, and everyone was so friendly and welcoming. I've prayed and visited many mosques across the country, but there's no place like WVMA. All of the brothers and sisters I've met who attend WVMA feel the same way - the community here is special. People travel from all around the Bay Area just to join prayers, talks, and community events, even though there are mosques closer to them.

By extending their permit, you're allowing this community in Los Gatos to grow. You're choosing to support a community that prays for a better world, and a community that stands together.

May God bless you and guide your decision.

Peace be with you.

-Ben Levitt

From: Kelli OGorman <[REDACTED]>
Sent: Saturday, March 21, 2026 8:33 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Dan O'Gorman <[REDACTED]>; Kim Ratcliff <[REDACTED]>
Subject: FORMAL OBJECTION – FARLEY ROAD Zoning Inconsistency and Public Safety Concerns

Dear Ms. Shoopman,

We are writing to formally object to the proposed expansion and modification of operating hours at 16769 Farley Road.

Based on the materials presented, this proposal raises significant concerns regarding zoning compatibility, public safety, and compliance with established land use standards. The intensity of the proposed use—serving up to 1,217 individuals with only approximately 180 parking spaces, represents a substantial intensification that appears inconsistent with the intent and purpose of a residential zoning district.

Under fundamental land use principles, conditional use permits (CUPs) require that the proposed use be compatible with the surrounding neighborhood and not be detrimental to public health, safety, or welfare. The scale of this operation, coupled with a documented parking shortfall of approximately 41%, strongly suggests that the required findings for CUP approval cannot be met.

Specifically:

- **Zoning Compatibility:** The proposed use functions at a regional scale rather than a neighborhood-serving use, which conflicts with the underlying residential zoning designation and general plan expectations for intensity, traffic, and land use character.
- **Failure to Meet Required Findings:** The anticipated overflow parking onto narrow residential streets introduces foreseeable safety hazards, including obstruction of emergency vehicle access. This directly conflicts with the requirement that a use not be detrimental to public safety.
- **Operational Impacts (Hours of Use):** The expansion to late-night operations and pre-dawn arrivals (as early as 4:00–5:00 AM) constitutes a material intensification of use that is incompatible with residential quiet enjoyment standards and may violate local noise and nuisance thresholds.
- **Inadequate Infrastructure:** The surrounding roadway and parking infrastructure are not designed to support the volume and frequency of traffic associated with this level of occupancy.
- **CEQA Considerations:** The project may result in potentially significant impacts related to traffic, noise, and public safety. Any reliance on a categorical exemption or insufficient environmental review would be inappropriate given the scale and intensity of the proposed changes.

Given these concerns, approval of this application would be inconsistent with the Town's zoning ordinance, General Plan policies, and the required CUP findings.

Accordingly, we respectfully request that the Planning Commission deny the proposed expansion.

Thank you for your time and for upholding the Town's commitment to thoughtful, balanced, and lawful land use planning.

Sincerely,

Kelli & Dan O'Gorman



Los Gatos, CA. 95030

From: Kim Ratcliff <[REDACTED]>
Sent: Friday, March 20, 2026 3:24 PM
To: Alexa Nolder <ANolder@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: New Link to Video

Dear Alexa,

Per my previous email, we experienced technical difficulties with our Youtube Channel. Here is the link to the new video we would like the Planning Commission to view: <https://www.youtube.com/watch?v=3oWNgSmnVrA>

I will have to put the rest of the videos on a thumb drive and bring down to you on Monday. Please let me know if you have any questions.

Thanks,

Kim Ratcliff

From: Hassaan <[REDACTED]>

Sent: Tuesday, March 17, 2026 6:38 PM

To: Jocelyn Shoopman <jshoopman@losgatosca.gov>

Cc: cup@wvmuslim.org <cup@wvmuslim.org>

Subject: Please Approve the West Valley Muslim Assoc. Modified Permit

Dear Senior Planner Shoopman,

I hope you're doing well! I am writing to express my support for the West Valley Muslim Association's request for an extension of their conditional use permit. Night prayers at the mosque have been a meaningful way for me to build community in Los Gatos.

I am confident that both parking and noise can be managed responsibly so as not to disturb neighboring residents.

Thanks,

Hassaan Qadir