TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 03/25/2026

ITEM NO: 2

DATE: March 20, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

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

RECOMMENDATION:

Consider approval of a request to modify an existing Conditional Use Permit (CUP) 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.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8, Single-Family Residential, 8,000 sf lot minimum
Applicable Plans & Standards: General Plan
Parcel Size: 2.76 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

ATTACHMENT 1

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

A. Project Site History

On January 10, 1990, the Planning Commission approved a CUP (U-89-11) to allow the improvement and expansion of an existing institution for a religious observance facility (Exhibit 3). The 1990 approval included a new library and hallway addition, in addition to parking and landscaping modifications. The property was occupied by the Jehovah's Witnesses, Inc. until 2019 when a Certificate of Use and Occupancy was issued to the West Valley Muslim Association (WVMA). Since WVMA has occupied the property, an electrical permit and plumbing permit have been issued by the Town. No additional permits that would result in an expansion to the existing square footage have been applied for or issued.

On March 11, 2020, the Planning Commission approved a modification to the existing CUP (U-20-001) to allow for expanded hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the month of Ramadan for religious services (Exhibit 4). The applicant's Written Description stated: ". . . Prayer services for the month of Ramadan would begin at approximately 8:30 p.m. and we would like to request use of the facility until 11:00 p.m. This is to allow remaining members of the congregation to finish services and leave the facility. We anticipate between 10 to 25 members using the facility until 11:00 p.m. for Ramadan."

Per the minutes of the March 11, 2020, Planning Commission meeting, the applicant stated: "The extended hours of operation would be from 10:00 p.m. to 11:00 p.m., and for that amount of time they expect possibly 5-10 cars to leave prior to 11:00 p.m., so it would not be extensive."

The existing CUP and the proposed CUP modification do not include a limit on the number of evening attendees or cars exiting the property.

B. Law Regarding Conditional Use Permits

A CUP runs with the land and a successor in interest succeeds to any benefits that the original owner enjoyed under the permit issued. The successor in interest is also subject to the limitations in the permit and can assert no greater rights than the original permittee enjoyed (*County of Imperial v. McDougal* (1977) 19 Cal.3d 505, 510).

Town Code Sections 29.20.180 through 29.20.200 and following address the issuance of CUPs.

Town Code Section 29.20.190 provides that a conditional use permit may be granted if the deciding body finds that:

1) The proposed uses of the property are essential to the public convenience or welfare;
2) The proposed uses will not impair the existing use of the zone;
3) The proposed uses would not be detrimental to public health, safety, or general welfare; and
4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

With regard to requested modifications of existing CUPs, Town Code section 29.20.305 provides that "applications for modifications are heard anew and the deciding body may impose new conditions or modify previous conditions." The same findings apply.

C. Federal Religious Land Use and Institutionalized Persons Act

The Religious Land Use and Institutionalized Persons Act ("RLUIPA") is codified at 42 United States Code Section 2000cc, et seq., and contains several protections for religious institutions with regard to zoning and landmarking laws. RLUIPA, in pertinent part, prohibits government from imposing or implementing a land use regulation in a manner that imposes a substantial burden on religious exercise unless the burden is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that governmental interest [42 U.S.C. § 2000cc(a)(1)(A)–(B)].

A "substantial burden" must impose more than a mere inconvenience on religious exercise (*Guru Nanak Sikh Soc'y v. County of Sutter* (2006) 456 F.3d 978, 988). In fact, "for a land use regulation to impose a 'substantial burden,' it must be 'oppressive' to a 'significantly great' extent." (*San Jose Christian College v. City of Morgan Hill* (2004) 360 F.3d 1024, 1034). A "substantial burden" exists where the governmental authority puts "substantial pressure on an adherent to modify his behavior and to violate his beliefs." (*Guru Nanak Sikh Soc'y, supra, at 988)*.

The substantial burden inquiry is "fact-intensive" and considers "the degree to which a land use decision is likely to impair the ability of a person or group to engage in the religious exercise in question." (*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA)*, U.S. Department of Justice 6 (June 13, 2018) https://www.justice.gov/crt/page/file/1071251/dl).

The following factors are relevant to assessing whether a substantial burden exists:

1. The size and resources of the burdened party;
2. The actual religious needs of an individual or religious congregation;
3. The level of current or imminent space constraints;
4. Whether alternative properties are reasonably available;
5. The history of a complainant's efforts to locate within a community; and
6. The absence of good faith by the zoning authorities.

If a land use regulation imposes a "substantial burden," on religious exercise, the local agency must show that the regulation is the least restrictive means of furthering a compelling governmental interest. [42 U.S.C. § 2000cc(a)(1)(A)–(B)]. "Compelling interests" constitute only those interests of the "highest order," and typically involve substantial threats to public health, peace, and welfare. (*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persona Act (RLUIPA)*, *supra*, at 7).

If a local agency demonstrates a compelling interest, the local agency must also demonstrate that its regulation is the least restrictive means of furthering the compelling interest. This means that the local agency must show that its interests could not be achieved by narrower action that burdens the religious use to a lesser degree.
In addition, RLUIPA requires the following:

1. *Equal terms*. "No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a non-religious assembly or institution." [42 U.S.C. § 2000cc(b)(1)].
2. *Nondiscrimination*. "No government shall impose or implement a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination." [42 U.S.C. § 2000cc(b)(2)].
3. *Exclusions and limits*. "No government shall impose or implement a land use regulation that:
    a. Totally excludes religious assemblies from a jurisdiction; or
    b. Unreasonably limits religious assemblies, institutions, or structures within a jurisdiction." [42 U.S.C. § 2000cc(b)(3)(A)–(B)].

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property, located at 16769 Farley Road, is approximately 700 feet west of Los Gatos Boulevard and is presently used as an institution for religious observance by WVMA. The surrounding uses on all sides of the property are residential (Exhibit 1).

B. Project Summary

The applicant is requesting approval to modify an existing CUP to allow for the following modifications to the current hours of operation:

- 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.

When reviewing a CUP, the deciding body should consider the information in the applicant's letter of justification (Exhibit 5); however, the key consideration should be the proposed use since the CUP runs with the land and the operational details can change from owner to owner. The applicant's letter of justification provides additional background on WVMA's congregational prayer services and information on the religious practices of Ramadan (Exhibit 5).

C. Zoning Compliance

The property is zoned R-1:8. A church, monastery, convent, and other institutions for religious observance requires a CUP in the R-1:8 zone.

DISCUSSION:

A. Zoning

Pursuant to Town Code, the proposed use is an institution for religious observance, which is allowed in the R-1:8 zone, subject to the approval of a CUP. Town Code Section 29.20.750 (8) requires Planning Commission consideration of CUPs not assigned to the Development Review Committee or Town Council.

B. Conditional Use Permit Modification

Town Code Section 29.20.200 provides that a use authorized by CUP shall not be modified unless a modification to the permit is approved. The following changes in use are modifications:

1. Intensification of use. Changes of use that will result in an increase of five (5) or more peak hour trips.
2. Commencement of new activities that could have a material adverse impact on the surrounding area.
3. Any change that is a substantial departure from plans which were the basis of the CUP approval.

The applicant proposes to modify the hours of operation to 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, in addition to expanding the hours of operation during the 30-day month of Ramadan to 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. (Exhibit 5).

The proposed use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan.

The applicant indicates that the CUP modification is being requested to accommodate the religious institution's requirement for five daily prayers, as well as the required prayers during the 30-day month of Ramadan. Based on the religious institution's faith, the prayer schedule is prescribed by sunrise and sunset timings, based on the Islamic (Lunar) calendar. Details of the Islamic calendar, as well as background on the facility and the Islamic faith are included in the applicant's letter of justification (Exhibit 5).

Based on concerns that the Town has received regarding the noise levels of vehicle activity on the subject property, a noise study was prepared by the applicant pursuant to Chapter 16 (Noise Ordinance) of the Town Code. The findings of the noise study determined that the applicant's request for expanded hours of operation, in the form of vehicles arriving and departing the facility, would not exceed the Town's Noise Ordinance (Exhibit 7).

In response to neighborhood concerns, additional conditions of approval have been included in Attachment A of Exhibit 2 regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage and communication, parking lot monitoring, landscaping, delivery hours, and a one-time compliance review by the Planning Commission one-year after approval.

C. Required Findings for a Conditional Use Permit Modification

Pursuant to Town Code Section 29.20.190, the required findings for approval of a CUP are:

1. The proposed use of the property is essential or desirable to the public convenience or welfare;
2. The proposed use would not impair the integrity and character of the zone;
3. The proposed use would not be detrimental to public health, safety, or general welfare; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

In regard to the first finding, the use will continue providing an existing facility for religious observance which is essential and desirable to its members. As required by the second finding, the use will not impair the integrity and character of the residential zone in that conditions of approval regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage, communication, parking lot monitoring, landscaping, delivery hours, and a one-year compliance review will be included (Exhibit 2, Attachment A). In regard to the third finding, the use will not be detrimental to public health, safety, or general welfare because the conditions of approval address any potential noise, traffic, and safety impacts to the surrounding residential neighborhood in that the hours of operation are limited 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; 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.; and the use is required to comply with the noise mitigation, parking lot monitoring, and overflow parking plan set forth in the conditions of approval (Exhibit 2, Attachment A). In regard to the fourth finding, the proposed use meets the objectives of the General Plan, as outlined in Section E. below, and Town Code, because the site is currently used for religious observance and therefore would not result in an increase in traffic impacts beyond what existed at the time of this application for a CUP modification; additionally, there is no additional square footage being proposed.

D. Traffic and Parking

The site is currently used for religious observance and therefore will not result in an increase in traffic impacts or required parking beyond the current use. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

A site plan detailing the number of on-site parking spaces and the applicant's efforts to communicate with its membership to utilize on-site parking and carpool, whenever possible, is provided in Exhibit 5. The applicant has indicated to staff that they are exploring a reconfiguration of the existing parking lot to add up to an additional 23 parking spaces, for a total of 203 on-site parking spaces. The conceptual plan has been included on the last page of Exhibit 6. The conceptual plan would require a formal submittal for review by Town staff to determine its conformance with the Town Code and any applicable development permits that would be required.

E. General Plan

The 2020 General Plan Land Use designation for the site is Low Density Residential. This designation provides for single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

Applicable goals and policies of the 2024 General Plan Racial, Social, and Environmental Justice Element, as well as the 2020 General Plan Land Use and Community Design Elements include, but are not limited to the following:

- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.

  Conditions of approval will be included to maintain the quality and character of the neighborhood as outlined in the CUP findings above in Section C and as included in Exhibit 2, Attachment A.

- Action LU-6.2 - The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on as-needed basis for for any adverse impacts, nuisances, or any required modifications.

- The Planning Commission is the deciding body for the proposed CUP modification. Additionally, conditions of approval will be included to address adverse impacts as outlined in the CUP findings above in Section C and as included in Exhibit 2, Attachment A.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, March 20, 2026, are included as Exhibit 10. The applicant's neighborhood outreach efforts are detailed in Exhibits 6 and 10.

CEQA DETERMINATION:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area and the project involves negligible expansion of use beyond existing conditions. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

CONCLUSION:

A. Summary

The applicant is requesting approval for modification of an existing CUP to allow for the following clarification and expansion of the hours of operation:

- 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.

No change in use or additional square footage is proposed; therefore, there will be no increase in traffic impacts or required parking. The proposed use would be in conformance with the Town Code and is consistent with the General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of a modification of the CUP subject to the recommended conditions of approval included as Exhibit 2, Attachment A. If the Planning Commission finds merit with the request, it should:

1. Find that the proposed project is Categorically Exempt, pursuant Guidelines for the Implementation of the California Environmental Quality Act, Section 15301;
2. Find that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations)
3. Make findings as required by Town Code section 29.20.190 for granting approval of a modification to a CUP; and
4. Adopt the draft Resolution to approve the CUP application, U-24-010, with the recommended conditions of approval contained in Exhibit 2, Attachment A.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

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

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16769 Farley Road

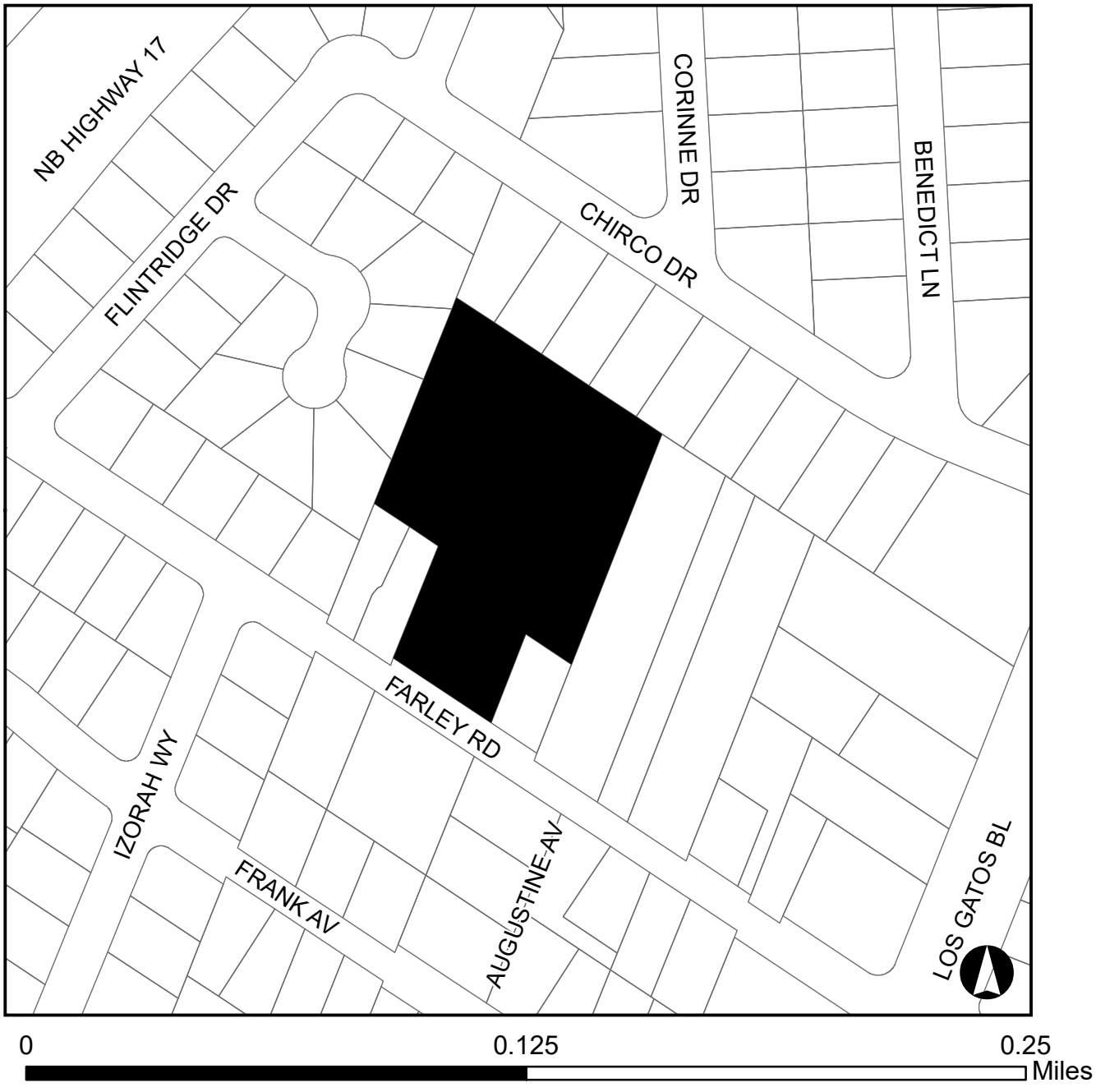


EXHIBIT 1

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RESOLUTION 2026-

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOS GATOS APPROVING CONDITIONAL USE PERMIT U-24-010 FOR A REQUEST 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.

PROPERTY LOCATION: 16769 FARLEY ROAD
APN 424-21-062
CONDITIONAL USE PERMIT APPLICATION: U-24-010
PROPERTY OWNER: WEST VALLEY MUSLIM ASSOCIATION, OSMAR GHAFOOR, PRESIDENT
APPLICANT: RAZI MOHIUDDIN

WHEREAS, the applicant requests approval to modify an existing Conditional Use Permit (CUP) to expand the hours of operation in an institution for religious observance (West Valley Muslim Association) on property located at 16769 Farley Road (Santa Clara County Assessor Parcel Number 424-21-062); and

WHEREAS, a CUP (U-89-11) was approved for this location on January 10, 1990; and

WHEREAS, the original CUP (U-89-11) authorized maintaining an existing church facility and allowed the improvement and expansion of an existing institution for religious observance facility with hours of operation that were not allowed to extend past 10:00 p.m.; and

WHEREAS, on March 11, 2020, the Planning Commission approved a modification to the original CUP (U-20-001); and

WHEREAS, the modified CUP (U-20-001) changed the hours of operation to allow for operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the month of Ramadan for religious services; and

WHEREAS, the applicants seek a modification of the current CUP to expand the hours of operations to be: 1.5 hours before sunrise or extend past 10:30 p.m., seven days a week; and during the 30-day month of Ramadan, 1.5 hours before sunrise to 11:30 p.m., whenever the sunset is prior to 7:30 p.m., or until 12:00 a.m. whenever the sunset is after 7:30 p.m.; and

WHEREAS, in accordance with Town Code Section 29.20.200, modifications to CUPs are required under the following circumstances:

1. Intensification of use. Changes of use that will result in an increase of five (5) or more peak hour trips.
2. Commencement of new activities that could have a material adverse impact on the surrounding area.
3. Any change that is a substantial departure from plans which were the basis of the conditional use permit approval.; and

WHEREAS, the project requires approval of a modification to an approved CUP because it will involve expanded hours of operation pursuant to Town Code Section 29.20.200; and

WHEREAS, this matter came before the Planning Commission for a public hearing on March 25, 2026, and was regularly noticed in conformance with state and Town law; and

WHEREAS, on March 25, 2026, the Planning Commission held a public hearing and received testimony from the applicant and all interested persons who wished to testify or submit documents. The Planning Commission considered all testimony and materials submitted, along with any and all subsequent reports and materials prepared concerning this application; and

NOW, THEREFORE, BE IT RESOLVED, CUP application (U-24-001), as attached in Exhibit A, is approved. The original CUP, U-89-11, and the modification CUP U-20-001 are superseded. The Planning Commission of the Town of Los Gatos approves the application for a modification to the CUP based on the following findings:

1. The following findings are made by the Planning Commission of the Town of Los Gatos. The facts and evidence that support these findings are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearing.

   (A) Finding required for the California Environmental Quality Act (CEQA):

   The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with proposed changes to the building size or parking lot size, no increase in floor area, and negligible ~~or no~~ expansion of use beyond ~~that existing at the time of this determination~~existing conditions. Furthermore, none of the exceptions to categorical exemptions set forth in the CEQA Guidelines Section 15300.2 apply to this project. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify

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the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10 p.m. for most of the year and until 11 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. In addition, vehicles currently park on public right of way at heavily-attended services. The proposed modification would extend this use by ½ hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

(B) Findings required for compliance with the Zoning Regulations:

The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) in that a CUP is required for an institution for religious observance and CUP U-24-001 is approved.

(C) Findings required for a Conditional Use Permit:

As required by Town Code Section 29.20.190, the Planning Commission finds that:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because the use will continue providing an existing facility for religious observance which is essential and desirable to its members; and
2. The proposed use would not impair the integrity and character of the residential zone in that conditions of approval regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage, communication, parking lot monitoring, landscaping, delivery hours, and a one-year compliance review will be included; and
3. The proposed use would not be detrimental to public health, safety, or general welfare because the conditions of approval address any potential impacts in that the hours of operation shall not begin prior to one and one-half hours before sunrise or extend past 10:30 p.m., seven days a week to accommodate indoor, morning and nighttime prayer services; 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.; and the use is required to comply with the noise mitigation, parking lot monitoring, and overflow parking plan set forth in the conditions of approval; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code, because the site is currently used for religious observance and therefore would not

result in an increase in traffic impacts beyond what existed at the time of this application for a CUP modification; there is no additional square footage being proposed; and the facts and evidence that support this finding are also contained and explained in the record of proceedings for the proposed request, including without limitation the staff report for the Planning Commission hearing.

2. The Planning Commission of the Town of Los Gatos approves Conditional Use Permit Application (U-24-010) 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; and Assessor Parcel Number 424-21-062, subject to the attached Conditions of Approval included as Exhibit A.

3. Pursuant to Town Code Section 29.20.275, this decision is appealable to the Town Council within ten days.

4. If any section, subsection, sentence, clause, or phrase of this resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the Town of Los Gatos, California, held on the 25th day of March 2026, by the following vote:

PLANNING COMMISSIONERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

CHAIR OF THE TOWN OF LOS GATOS
PLANNING COMMISSION

DATE: _____

ATTEST:

COMMUNITY DEVELOPMENT DIRECTOR

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DATE: _____

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Planning Commission – *March 25, 2026*
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-24-010

Requesting 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. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.
Property Owner: West Valley Muslim Association, Osman Ghafoor, President.
Applicant: Razi Mohiuddin.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

A. General Conditions

1. **Approval and Substantial Conformance**
   This application shall be completed in accordance with all conditions of approval and in substantial compliance with the approved plans. Any changes or modifications shall be approved by the Community Development Director, Development Review Committee (DRC), or the Planning Commission, depending on the scope.
2. **Expiration**
   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.
3. **Lapse for Discontinuance**
   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 Zoning Ordinance.
4. **Compliance Memorandum**
   A memorandum, consistent with Town practice, shall be prepared and submitted with the building permit detailing how each condition of approval will be addressed.
5. **Interpretation and Implementation**
   No verbal interpretation, directive, or guidance shall be considered valid or binding for purposes of compliance with this Conditional Use Permit. The permittee shall not rely on any direction or approval unless it is documented in writing and expressly authorized by the Community Development Director.
6. **Town Indemnity**
   Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other

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approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

B. Use and Occupancy

7. **Permitted Use**
   Operate an existing institution for religious observance. In addition to worship services, the permittee may use the facility for religious exercise, including but not limited to prayers, religious educational classes, Sunday school, as well as community events, charitable events, and other activities related to the religious mission of the institution. Facility may be rented to community members or by organizations providing educational, charitable, religious or other services for the benefit of the institution's members.
8. **Living Quarters**
   The leaders' quarters shall not be used for any purpose other than living quarters for visiting scholars and/or leaders associated with the institution.
9. **Occupancy Limits**
   On-site events shall be limited to the maximum building occupancy established by Fire and Building Code.

C. Hours of Operation and Noise

10. **General Hours**
    Hours of operation shall not begin earlier than 1.5 hours before sunrise or extend past 10:30 p.m. daily, except as specified in Condition 11, Seasonal Late-Hours Exception.
11. **Seasonal Late-Hours Exception**
    Thirty (30) day period during Ramadan, services may extend beyond 10:30 p.m. as follows:
    - Until **11:30 p.m.** when sunset is before 7:30 p.m.
    - Until **12:00 a.m.** when sunset is after 7:30 p.m.

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The permittee shall maintain a publicly available website and list on an annual basis the dates seasonal late hours will be exercised for Ramadan. Seasonal-late hours in this Section are not transferable to another owner or use for which nighttime worship is not a component of their religion.

12. **Windows and Doors**
    Windows and doors on the west elevation shall remain closed when indoor services are taking place, except for ingress and egress to the building.
13. **Noise Mitigation**
    Amplified outdoor sound which would be in violation of Town Code Section 16.20.015 is prohibited unless specifically authorized by the Community Development Director.

    Quiet Hours are established as 10:00 p.m. – 8:00 a.m. daily. During Quiet Hours:
    a. **Noise Standard** – All activities shall comply with the Town's Noise Ordinance residential standard in effect at the time of the activity measured at the property line during 10:00 p.m. – 8:00am.
    a. **Parking Lot Operations** – During Quiet Hours when a service is not in session, the lot may only be used for ingress, egress, security, emergency access, or use by the leaders' quarters occupants.
    b. **Building Operations** – Windows facing residences shall remain closed during Quiet Hours. Doors facing residences shall remain closed during Quiet Hours, except when necessary to permit ingress and egress to the building for morning and nighttime services. Doors may be opened for the limited purpose of ingress and egress.
    c. **Lighting** – All site and parking lot lighting shall be full-cutoff, downward-directed, and dimmed to security levels during Quiet Hours.
    d. **Signage and Communication** – The permittee shall maintain posted "Quiet Hours" signage and provide reminders to attendees regarding minimizing noise when leaving. Such signage specifying the established quiet hours shall be prominently displayed and appropriately maintained on the building in such a manner to ensure signs are clearly visible and easily readable at all times to individuals entering and exiting the building.
14. **Lot Closure Rule**
    Notwithstanding the Quiet Hours limitation, the parking lot shall be vacated by 11:00 p.m. during general hours of operation and within 30 minutes of the end of the last service during seasonal late hours, with staff or volunteers reminding attendees to leave quietly. The lot can be opened two hours prior to sunrise for the pre-sunrise services.

D. Parking and Traffic

15. **Monthly Communication**
    The permittee shall continue monthly outreach to members encouraging carpooling, use of on-site spaces, and to be sensitive to the concerns of the neighborhood residents.
16. **Parking Lot Monitoring**
    For events anticipated to exceed available on-site parking, the permittee shall implement traffic management measures which may include parking attendants, directional signage,

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carpooling encouragement, or other measures. The permittee shall designate a person, volunteer, or parking attendant to monitor on-site parking during any service or event expected to generate attendance that may approach or exceed available on-site parking capacity. The monitor shall make reasonable efforts to ensure that:

a. All on-site spaces are utilized before attendees seek parking off-site.
b. All vehicles parked on-site shall maintain emergency vehicle access.

17. **Driveway Operations**
    During events expected to generate traffic volumes that may result in queuing or neighborhood spillover, both driveways shall be used for exiting the property, with traffic attendants provided as necessary to facilitate circulation. Permittee shall make accommodation to facilitate access by public safety resources when necessary.
18. **Event Parking Overflow Plan**
    For events where on-site parking is insufficient to accommodate parking demand, the permittee shall implement an overflow parking plan.

E. Facilities and Site Design

19. **Electric Gate**
    Any future modification to the existing electronic sliding gate, or installation of a new electronic sliding gate shall include sound reducing approaches and technologies.
20. **Landscape Plantings**
    Sufficient shrubs shall be planted and maintained to obscure vehicle headlights along fence lines abutting Chirco Drive, Corcel Court, and 16793 Farley Road, as approved by the Community Development Director within one year after the date of this approval.

F. Community Interface

21. **Activity Calendar and Community Interface**
    The permittee shall maintain a publicly accessible website that includes information on services, programs, classes, and events open to its members. The website shall list a monthly calendar of scheduled events, which includes services offered and the hours when services are in session. Contact information for facility representatives shall be available on the website.
22. **Deliveries**
    Deliveries by vehicles exceeding 26,000 pounds GVWR shall occur between 8:00 a.m. and 8:00 p.m., Monday through Saturday.
23. **Compliance Review**
    One year after the date of this approval, the Planning Commission shall conduct a one-time review to review any impacts of the increased hours. This compliance review shall be completed at the permittee's expense.

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G. Other Conditions

24. High Attendance Guidelines

At least thirty (30) days before any recurring or seasonal period of high attendance where on-site parking is insufficient to accommodate parking demand, the permittee shall provide members and attendees written reminders regarding:

a. Respectful parking practices, including use of on-site spaces, carpooling where possible, and avoidance of spillover impacts on surrounding residential streets.
b. Minimizing congregation in the parking lot to adhere to Quiet Hours requirements.
c. Compliance with all applicable Conditions of Approval.

Documentation of this communication (e.g., copy of written notice, email, and posting on the facility's website) shall be maintained on file and made available to the Community Development Director upon request.

25. Compliance with Laws. The permittee shall comply with all applicable federal, state, and local laws, including the Town Code, as they may be amended from time to time. This includes, but is not limited to, compliance with all updated zoning, building, noise, traffic, parking, and environmental regulations enacted by the Town Council.

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TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

354-1348

16757
KEN PRISLOW

January 25, 1990

Keith Marshall
257 Las Miradas Drive
Los Gatos, CA 95030

RE: 16769 Farley Road
a. Conditional Use Permit Application U-89-11
b. Architecture and Site Application S-89-53

Requesting permission to maintain an existing church facility, tc remove existing and rebuild a caretaker's unit, construct library and hallway addition and to make other miscellaneous building, parking and landscaping modifications.
PROPERTY OWNER: Los Gatos Congregation of Jehovah's Witnesses, Inc.
APPLICANT: Keith Marshall

The Town of Los Gatos Planning Commission, at its meeting of January 10, 1990, approved the above application subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

1. A Tree Removal Permit is to be obtained prior to the issuance of a Building Permit.

2. The ministers' quarters shall not be allowed for any use other than living quarters for ministers associated with the church facility.

3. Hours of Operation shall not extend past 10:00 p.m.

4. Windows on the west elevation shall remain closed.

5. The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.

EXHIBIT 3

TO THE SATISFACTION OF THE TOWN ENGINEER:

6. Final drainage driveway plan to be provided.

7. An Encroachment Permit shall be obtained for any work in the public right-of-way.

If you have any questions, please contact Kirk Heinrichs of this department.

Lee E. Bowman
Planning Director

LEB:smk

cc: Los Gatos Congregation of Jehovah's Witnesses, Inc.,
Development Review Committee (7)

PC ACT 4

Planning Commission –*March 11, 2020*
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.
PROPERTY OWNER: West Valley Muslim Association
APPLICANT: Javed Khan

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: 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.
3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of use.
5. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
6. COMPLIANCE MEMEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.
7. USE: Maintain an existing Church facility
8. The leaders' quarters shall not be allowed for any use other than living quarters for leaders associated with the institution.
9. HOURS: Maximum hours of operation shall not extend past 10:00 p.m. except for 30 days during religious service for the month of Ramadan which hours of operation shall not extend past 11:00 p.m.
10. Windows on the west elevation shall remain closed.

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 03/11/2020

ITEM NO: 2

DATE: March 6, 2020

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association), located at **16769 Farley Road** (APN 424-21-062). Conditional Use Permit Application U-20-001. Property Owner: West Valley Muslim Association. Applicant: Javed Khan.

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: Single-Family Residential, R-1:8
Applicable Plans & Standards: General Plan
Parcel Size: 0.21 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8

PREPARED BY: Diego Mora
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.
- As required by Section 29.20.190 of the Town Code for granting approval of a Conditional Use Permit application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

On January 10, 1990, the Planning Commission approved a Conditional Use Permit (U-89-11) to allow the improvement and expansion of an existing institution for religious observance facility (Exhibit 4).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site, located at 16769 Farley Road approximately 700 feet west of Los Gatos Boulevard, is currently used for religious observance. The adjacent properties on all sides are zoned R-1:8 (Exhibit 1).

B. Project Summary

The applicant is requesting approval of a Conditional Use Permit (CUP) modification for expanded hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the religious service month of Ramadan.

When reviewing a CUP, the deciding body should consider the information in the applicant's Written Description (Exhibit 5); however, the key consideration should be the proposed use

PROJECT DESCRIPTION (continued):

since the CUP runs with the land and the operational details can change from owner to owner.

C. Zoning Compliance

Pursuant to Town Code, the proposed use is an institution for religious observance, which is allowed in the R-1:8 zone, subject to the approval of a CUP. Section 29.20.750(8) of the Town Code (Zoning Regulations) requires Planning Comission consideration of CUPs not assigned to the Development Review Committee or Town Council.

DISCUSSION:

A. Conditional Use Permit Application

The applicant proposes to expand the hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the religious service month of Ramadan. The applicant has provided a Written Description (Exhibit 5) describing operational details for the proposed use.

The applicant indicates that the service month of Ramadan changes based on the lunar calendar. For the year 2020, Ramadan will be from April 23, 2020 to May 23, 2020. Ramadan prayer services begin at 8:30 p.m., with an anticipated 10 to 25 members using the facility. The applicant is requesting expanded hours of operation from 10:00 p.m. to 11:00 p.m., to allow participants and West Valley Muslim Association members to attend the prayer service.

B. Traffic and Parking

The site is currently used for religious observance and there would be no increase in traffic impacts or required parking.

C. Conditional Use Permit Findings

In order to grant approval of a CUP, the deciding body must make the following findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare; and
2. The proposed use would not impair the integrity and character of the zone; and
3. The proposed use would not be detrimental to public health, safety, or general welfare; and

DISCUSSION (continued):

4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

With regards to the first finding, the use will continue providing a facility for religious observance to which members have grown accustomed. With regards to the second finding, the use will not impair the integrity of the zone because limitations will be placed in the conditions of approval to preserve the character of the residential zone. With regards to the third finding, the use will not be detrimental to public health safety or general welfare because the conditions of approval will address any potential impacts. With regards to the final finding, the proposed use meets the objectives of the General Plan and Town Code as discussed within this report.

D. General Plan

Institutions for religious observance are distributed throughout the Town. The use is consistent with the Low Density Residential General Plan land use designation for the property with the approval of a CUP. The proposed project would have no exterior impacts, maintaining the small-town, residential scale and natural environments of adjacent residential neighborhoods.

The goals and policies of the 2020 General Plan applicable to this project include, but are not limited to:

- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.
- Action LU-6.2 - The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on an as-needed basis for any adverse impacts, nuisances, or any required modifications.

E. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comments.

CONCLUSION:

A. Summary

The applicant is requesting approval of a modification to an existing CUP for expanded hours of operation from 10:00 p.m. to 11:00 p.m., in an existing institution for religious observance, for 30 days annually during the religious service month of Ramadan.

No change in use or additional square footage is proposed; therefore, there will be no increase in traffic impacts or required parking. The proposed use would be in conformance with the Town Code and is consistent with the General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of the CUP subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town (Exhibit 2); and
2. Make the findings as required by Section 29.20.190 of the Town Code for granting approval of a CUP (Exhibit 2); and
3. Approve CUP modification application U-20-001 with the conditions of approval attached in Exhibit 3.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

Exhibits:
1. Location Map
2. Required Findings for Conditional Use Permit
3. Recommended Conditions of Approval
4. Existing Conditional Use Permit (U-89-11)
5. Written Description

16769 Farley Road

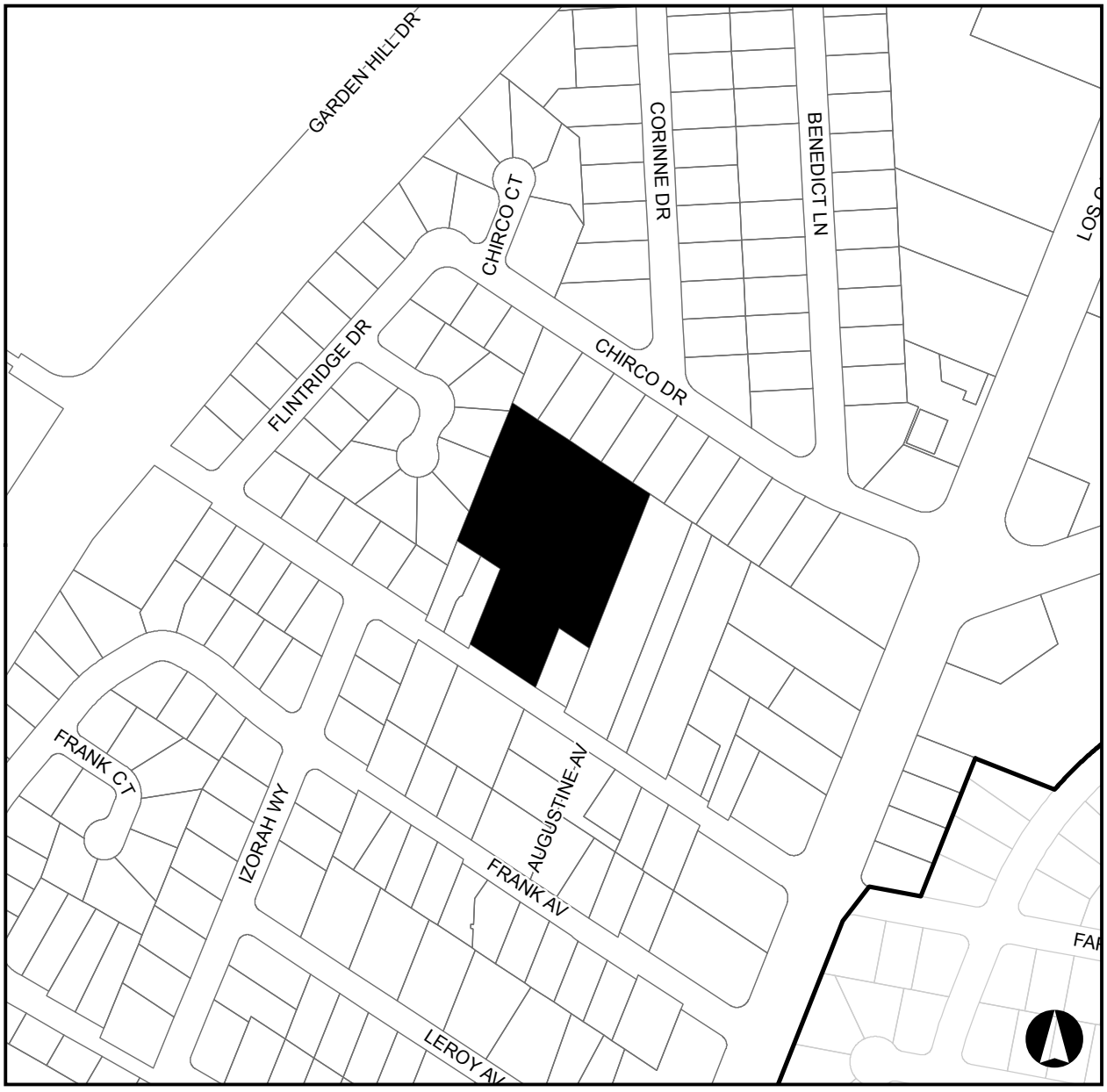


EXHIBIT 1

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PLANNING COMMISSION – *March 11, 2020*
REQUIRED FINDINGS FOR:

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.
PROPERTY OWNER: West Valley Muslim Association
APPLICANT: Javed Khan

FINDINGS

Required Finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

  The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

  1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will continue providing a facility for religious observance to which members have grown accustomed; and
  2. The proposed use would not impair the integrity and character of the zone because limitations will be placed in the conditions of approval to preserve the character of the residential zone; and
  3. The proposed use would not be detrimental to public health, safety, or general welfare because the conditions of approval will address any potential impacts; and
  4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

EXHIBIT 2

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Planning Commission –*March 11, 2020*
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.
PROPERTY OWNER: West Valley Muslim Association
APPLICANT: Javed Khan

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: 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.
3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of use.
5. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
6. COMPLIANCE MEMEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.
7. USE: Maintain an existing Church facility
8. ~~A Tree Removal Permit is to be obtained prior to the issuance for a Building Permit.~~
9. The leaders' quarters shall not be allowed for any use other than living quarters for ~~ministers~~ leaders associated with the ~~church facility~~ institution.
10. HOURS: Maximum ~~H~~hours of operation shall not extend past 10:00 p.m. except for 30 days during religious service for the month of Ramadan which hours of operation shall not extend past 11:00 p.m.

EXHIBIT 3

11. Windows on the west elevation shall remain closed.
12. ~~The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.~~
13. ~~Final drainage driveway plan to be provided.~~
14. ~~An Encroachment Permit shall be obtained for any work in the public right-of-way.~~

TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

354-1348

Tel: 6757
Ken Brisbow

January 25, 1990

Keith Marshall
257 Las Miradas Drive
Los Gatos, CA 95030

RE: 16769 Farley Road
a. Conditional Use Permit Application U-89-11
b. Architecture and Site Application S-89-53

Requesting permission to maintain an existing church facility, to remove existing and rebuild a caretaker's unit, construct library and hallway addition and to make other miscellaneous building, parking and landscaping modifications.
PROPERTY OWNER: Los Gatos Congregation of Jehovah's Witnesses, Inc.
APPLICANT: Keith Marshall

The Town of Los Gatos Planning Commission, at its meeting of January 10, 1990, approved the above application subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

1. A Tree Removal Permit is to be obtained prior to the issuance of a Building Permit.

2. The ministers' quarters shall not be allowed for any use other than living quarters for ministers associated with the church facility.

3. Hours of Operation shall not extend past 10:00 p.m.

4. Windows on the west elevation shall remain closed.

5. The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.

TO THE SATISFACTION OF THE TOWN ENGINEER:

6. Final drainage driveway plan to be provided.

7. An Encroachment Permit shall be obtained for any work in the public right-of-way.

If you have any questions, please contact Kirk Heinrichs of this department.

Lee E. Bowman
Planning Director

LEB:smk

cc: Los Gatos Congregation of Jehovah's Witnesses, Inc.,
Development Review Committee (7)

PC ACT 4

WRITTEN DESCRIPTION OF PROPOSED PROJECT for WVMA Conditional Use Permit

The West Valley Muslim Association of Los Gatos would like to request a conditional use permit to allow for use of facility till 11 PM for 30 days annually. This is to accommodate religious services for the month of Ramadan which is based on the lunar calendar. As of 2020 Ramadan will be from April 23rd till May 23rd will be approximately 2 weeks earlier the following year. Prayer services for the month of Ramadan would begin at approximately 8:30 PM and we would like to request use of the facility until 11 PM. This is to allow remaining members of the congregation to finish services and leave the facility. We anticipate between 10 to 25 members using the facility until 11 PM for Ramadan. As service begins at 8:30 PM no new members will be arriving past 9 PM and the conditional use permit is to allow the use of the facility from 10 PM till 11 PM allowing WVMA members to finish prayer service and exit facility.

EXHIBIT 5

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MINUTES OF THE PLANNING COMMISSION MEETING
MARCH 11, 2020

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, March 11, 2020, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff , Commissioner Mary Badame, Commissioner Jeffrey Barnett, Commissioner Matthew Hudes, and Commissioner Reza Tavana
Absent: Commissioner Kendra Burch

PLEDGE OF ALLEGIANCE

Commissioner Badame led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – February 26, 2020.

MOTION: **Motion** by **Commissioner Badame** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Hudes.**

VOTE: **Motion passed unanimously**

PUBLIC HEARINGS

2. **16769 Farley Road**
   APN 424-21-062
   Applicant: Javed Khan
   Property Owner: West Valley Muslim Association

   Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association).

Diego Mora, Assistant Planner, presented the staff report.

Opened Public Comment.

Kareem Syed, WVMA Community Outreach Director
- They request to extend the hours of operations from 10:00 p.m. to 11:00 p.m. during the month of Ramadan to allow services to finish and for people to exit the facility.

Unidentified Male
- He lives close to the subject site. He arrived late and missed some of the applicant's presentation and asked how much of a time extension the applicant had requested.

Kareem Syed, WVMA Community Outreach Director
- The extended hours of use would be from 10:00 p.m. to 11:00 p.m., and for that amount of time they expect possibly 5-10 cars to leave prior to 11:00 p.m., so it would not be extensive. The extended hours would be for the month of Ramadan, starting around the end of April and going into May, and the remainder of the year operations would end at 10:00 p.m.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Barnett** to approve a modification to an existing Conditional Use Permit for 16769 Farley Road. **Seconded** by **Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development
- The Town Council met on 3/3/20 and considered an appeal of the 15365 Santella Court project that was approved by the Planning Commission. Town Council denied the appeal and approved the project.
- The General Plan Advisory Committee will meet on 3/19/20 to discuss the Human Services Element for the General Plan Update.

- The Town Council will meet on 3/17/20 to discuss the General Plan land use alternative that the Planning Commission discussed, large family daycare, accessory dwelling units, and the General Plan Annual Progress Report.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS
None.

ADJOURNMENT
The meeting adjourned at 7:22 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 11, 2020 meeting as approved by the Planning Commission.

_____
/s/ Vicki Blandin

Request for Modification of Conditional Use Permit - Letter of Justification
04/29/2025

Address: 16769 Farley Road, Los Gatos CA 95032
Property Zoned: R-1:8
APN: 424-21-062
Owner and Applicant: West Valley Muslim Association (WVMA)
Conditional Use Permit Application: U-24-010
Planner: Jocelyn Shoopman, Senior Planner, Town of Los Gatos

CUP MODIFICATION REQUEST

West Valley Muslim Association ("WVMA"), a religious non-profit organization, currently operates a mosque at 16769 Farley Road, Los Gatos under a Conditional Use Permit U-20-001 issued on March 11, 2020. This most recent CUP replaced an original one issued to the Los Gatos Congregation of Jehovah's Witnesses, Inc. on January 25, 1990.

The facility is 2.76 acres of land, has ~12,000 sq. ft. of indoor space across three auditoriums, and 180 parking spaces. This facility was constructed, in its current size, in 1990 when the original CUP was issued.

WVMA is requesting a clarification of the Conditional Use Permit to establish a time of day before which services are not allowed, allow usage of our facility until 10:30 p.m., and usage once a year during the holy month of Ramadan, to accommodate indoor religious prayers.

- Morning Hours: Indoor prayer services starting one hour and half prior to sunrise.
- Nighttime Hours: Indoor prayer services until 10:30 p.m.
- During the 30-day month of Ramadan: Indoor prayer services until:
    - 11:30 p.m. whenever sunset is before 7:30 p.m. (e.g., from now to the year 2039), or
    - 12:00 a.m. whenever sunset is after 7:30 p.m. (e.g., 2040 to 2054).
- Any impact based on changes to Federal, California or local laws related to start and end of Daylight Savings Time should be incorporated into the allowed timings for use of the facility indoors for dawn and nighttime prayers.

Current Language:

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

Requested Modification:

> Maximum hours of operation shall not begin prior to one hour and half before sunrise, or extend past 10:30 p.m. except for 30 days during the months of Ramadan until 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.

The letter provides critical background information about the vision of the organization, our long and extensive search to find a home, congregational prayers, and information about Ramadan prayers that we believe is important to understand our religious norms, practices, and practicalities that are at the core of our usage, and central to this application. We have detailed our outreach to neighbors, their feedback, and the many actions we have already undertaken or propose to take to address the feedback we received. Additionally, we are including a noise study performed by Salter, that concludes that their measurements and analysis indicate that the requested extended use hours would not violate the Town's noise standards.

Reasons for the Modifications

We are requesting modification of the CUP to allow on-site five daily prayers and Ramadan prayers, as prescribed for Muslims, by our faith. Our daily prayer schedule is based on sunrise and sunset timings, and our Ramadan prayer schedule is based on the Islamic (lunar) calendar, which is 10 to 12 days shorter than the Gregorian calendar. These timings and changes may seem complicated to those not familiar with it. Accordingly, in order to ensure there is an understanding of our norms and practices, we are providing additional details herein. However, to keep matters simple, we have kept our requested modification for the CUP in simple terms - allow dawn (Fajr) prayers from hour and a half before sunrise; night (Isha) prayers until 10:30 p.m.; and use in Ramadan until 11:30 p.m. during the years 2026 to 2039, or 12:00 a.m., during the years 2040 to 2054 when Ramadan falls during the summer months. The approximate start and end dates of Ramadan come back to the same time of the year every 33 years.

1. **Pre-sunrise indoor congregation prayers**: The Muslim faith mandates five daily prayers, and they must be performed within their appointed times. A Mosque's fundamental requirement is to offer prayers in congregation. We are requesting a time to be added to the CUP before which services would not be allowed and that it allow usage of the facility for pre-sunrise indoor prayer services as mandated by our faith.
2. **Departure by 10:30 p.m.:** The night prayer's appointed time starts approximately 1.5 hours after sunset, and in some summer months the earliest it can be prayed is 10:10 p.m. Prayers take approximately 15 minutes, with additional time for arrival and departure. We are requesting usage until 10:30 p.m. to accommodate the offering of the nightly prayer indoors. See the additional background information, later in this document, about the religiously required five daily Islamic prayers.
3. **30 days during the month of Ramadan:** Ramadan is a month of reflection and additional prayers. The additional prayers are offered immediately following the night prayer, and take about 2.5 hours. During the 30 days of Ramadan, which occurs once a year, we are requesting extended indoor usage for the additional prayers until 11:30 p.m, whenever sunset occurs at 7:30 p.m. or earlier; and 12:00 a.m. whenever sunset occurs after 7:30 p.m.

Conditional Use Permit Findings

WVMA believes that it meets all requirements for the Town of Los Gatos to find in favor of modifying the existing CUP, including as follows:

1. The proposed uses of the property are essential or desirable to the public conveniences or welfare.
The existing use is consistent with, and promotes the Guiding Principles outlined in the Los Gatos 2040 General Plan that focus on community, diversity and inclusivity:

- **Community Vitality**: *Invigorate Los Gatos as a special place for community gathering*, … *activities for residents and visitors*.
- **Diverse Neighborhoods**: *Foster appropriate investments to maintain and enhance diverse neighborhoods*, … of *all current and future residents*.
- **Inclusivity**: *Value the importance of and promote ethnic, cultural*, and socio-economic *diversity* and equity *to enhance the quality of life* in Los Gatos.

Furthermore, this finding was made twice before on this property on January 25, 1990 issued to the Los Gatos Congregation of Jehovah's Witnesses, Inc., and on March 11, 2020 issued to West Valley Muslim Association. We have not added any square footage, or removed any parking spaces since the original CUP was issued.

The additional hours of usage requested will continue to meet the requirements of this finding. This additional usage is essential to the use of the religious facility to offer the five daily congregational prayers, and Ramadan nightly

prayers as mandated by the faith. The appointed times for the five daily prayers in Islam are determined by the position of the sun at a specific location, and cannot be changed by individuals or institutions, similar to how other faith traditions observe fixed times tied to natural events, such as sunset marking the start of the Sabbath in Judaism or sunrise rituals in Hinduism.

2. The proposed uses will not impair the integrity and character of the zoning district.
The existing conditions of approval ensure the existing use does not impair the integrity of character of the district. The facility size and the parking has not changed since the original permit was issued in 1990, where the Town determined that the size of the auditoriums, the parking capacity and the traffic it creates were compatible with the residential neighborhood.

To be a good neighbor, we have already made the following changes based on specific concerns that were raised:

1. **Replace fences**: We have worked with our neighbors to improve privacy, and reduce noise and light disturbance by replacing or adding fences, and adding lattices above a 6-foot fence. In one case we paid for the full cost of the fence and lattice. Some of the original fences were chain link fences and were replaced by good neighbor fences.
2. **Tree planting**: We have planted 10 trees to increase privacy, and reduce noise and light.
3. **Gate track**: We have removed the gate track over the entrance and exist, and we will ensure that any replacement gate will minimize noise disturbance.
4. **Traffic guards**: During Ramadan in 2025, we hired traffic guards to ensure a smooth flow of traffic, and to remind attendees to minimize noise.
5. **Use both driveways for exit**: During Ramadan in 2025, we used both driveways for exit to distribute traffic in both directions of Farley Road.

We have also made many additional changes based on the feedback from as many neighbors as we were able to reach. Much of the feedback is not directly related to our application for a clarification of the hours of usage, nevertheless, we have taken meaningful actions whenever possible to address feedback received as best as we can. In addition to the 5 changes listed above, we have documented **20 actions** we have taken in response to feedback received in the accompanying Neighborhood Outreach document, attached as Exhibit C.

In addition, we have taken even more steps to increase communication with neighbors so that any specific concerns can be raised, and good faith efforts can be made to address them:

6. **Share contact information**: WVMA has provided phone, email and text contact information to neighbors.
7. **Regular notices to neighbors**: We will continue to inform our neighbors about our major activities on a regular basis.
8. **Open houses**: We welcome our neighbors to visit us any time by coordinating with the executive director, and will strive to have an open house on an annual basis. WVMA has been hosting open houses for the neighborhood since purchasing the facility in 2018.

3. The proposed uses would not be detrimental to public health, safety, or general welfare.
WVMA does not anticipate any detrimental impact to the public health, safety, or general welfare due to a small adjustment of the hours of usage. The limitations already existing in the previous conditions of approval are still applicable, address the potential impacts, and will not be detrimental to public health, safety or general welfare.

4. The proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.
The proposed modifications meet the objectives of the General Plan and Town Code. The Los Gatos 2040 General Plan promotes the guiding principles of community, diversity and inclusivity. Institutions for religious observance are

distributed throughout the Town. The use is consistent with the Low Density Residential General Plan land use designation for the property with the approval of a CUP. The proposed changes to the hours of usage would have no exterior impacts, maintaining the small-town, residential scale and natural environments of adjacent residential neighborhoods.

The goals and policies of the 2020 General Plan applicable to this project support our request to extend the hours of operation for indoor religiously mandated prayers. They include, but are not limited to:

- Policy LU-1.5 Encourages private/public funding, development, and operation of cultural amenities, activities, and centers consistent with the small-town character of Los Gatos.
- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.
- Policy LU-9.6 Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.

WVMA respectfully requests a modification to the CUP as set forth herein.

WVMA BACKGROUND AND VISION

West Valley Muslim Association was founded to enable a new and growing Muslim community in the West Valley area to practice their faith. The members of the community are ethnically diverse, well-educated with primary professions represented in technology, engineering, medical, and other professionals. Almost all of the key leadership of the community has resided in the area for 30+ years, and their children have been born and raised here, attend local schools, and participate in sports and other civic activities throughout the area. It is a group of West Valley residents who live, work, worship, and raise their families in this community. Service and charity are a core part of our faith - members of the community are actively involved in civic duties and currently serve or have served on the city councils of Saratoga, Monte Sereno, and Sunnyvale, as well as the planning commission of Saratoga. Community members are volunteers in Boy Scouts, Girl Scouts, AYSO Soccer, Little League Baseball, Second Harvest Food Bank, Martha's Kitchen, the Rahima Foundation, and many other activities.

Like all other faith communities around us, we envision a space for spiritual, social, and personal growth - a place where individuals of all ages can strengthen their connection to God, foster meaningful relationships, and contribute positively to society. Our faith is lived daily through five scheduled prayers that serve as both a reminder and a moment to reset amidst life's busyness, congregational prayers that unite our community, the observance of Ramadan that teaches self-discipline and the practice of resisting temptation, and a commitment to living in a way that benefits others. Our vision and mission are to exist for the betterment of not just WVMA and its members, but also the Town of Los Gatos, our state and our country.

We are committed to sharing the moderate teachings of Islam, grounding our youth and families in compassion, justice, service, and ensuring our community reflects Islam's true spirit. Our mosque is a learning center, where these Islamic values take root and ripple outward, enriching lives and bridging divides. We work diligently to keep our youth grounded in the foundational tenets of peace, service to others, improving the lives of those around them, and benefiting our country and humanity around the world. We counter misinformation and misguidance that is easily accessible to young and impressionable youth and children. We offer a vision of Islam that bridges cultures, inspires dialogue, and equips our community to shape a more harmonious tomorrow.

Even in the San Francisco Bay Area - a region celebrated for its progressive spirit and diversity - Muslim children and youth face a harsh reality. Despite the area's reputation as a hub of inclusivity, these young individuals often experience faith-based bullying, derogatory labels such as "terrorist," and social exclusion that make them feel isolated.

The persistent message they internalize is a sense of "other" or not belonging here. According to the 2023 Bullying Report by Council on American-Islamic Relations (CAIR) California Chapter, 46% of Muslim students in California public schools report having experienced bullying tied to their religious identity - more than double the national average for school bullying. This persistent discrimination has taken a severe toll, with the Khalil Center, a leading mental health provider for Muslim communities, documenting a 45% increase in anxiety and depression among Muslim youth in the Bay Area. These statistics reveal a crisis of social-emotional well-being, as children grapple with isolation, pressure, and the erosion of their self-worth in an environment where they should feel welcome and included.

In response, we have created a sanctuary designed to meet this urgent need for our children and youth. This space offers Muslim children a welcoming place to learn about the true teachings of Islam, free from the fear of judgment or harassment. Central to our mission is fostering an open atmosphere where children and youth can interact, form friendships, and simply enjoy each other's company—regardless of their names, appearance, attire, or specific practices of faith. We provide both structured programs and unstructured free time, encouraging them to engage with each other away from digital distractions and be true to themselves.

Our facility offers children, families, the elderly, and young professionals a welcoming environment to learn about Islam, build lasting relationships, foster community cohesion, and nurture a sense of belonging.

ORGANIZATION, STAFF & OPERATIONS

WVMA is primarily a volunteer-based organization. It is managed by a volunteer Board of Trustees, and a volunteer Board of Directors for day-to-day operations. The Executive Director is currently the only full-time employee, and shares responsibility across the two facilities operated by WVMA (Los Gatos owned, Saratoga rental). We also have a resident Imam (clergy), as well as 3 additional part-time employees. All activities that are conducted by WVMA are led by volunteer committees.

FACILITY & LOCATION

Decades Long Extensive Search

The founders of the community had longed for a place near where they live in the West Valley Area and founded WVMA in 2007. At that time, WVMA began by renting a small facility in Saratoga in the Azule Shopping Center at 12370 Saratoga Sunnyvale Road, Saratoga CA 95070. It is approximately 1,100 sq. ft. and is primarily used for the five daily congregational prayers. The facility can accommodate about 100 attendees. As our community started growing, we needed a bigger facility. While searching to purchase a facility, we started renting the Saratoga Prospect Center, in 2009, on an hourly basis for Friday and Ramadan prayers, and for other programs.

We have been searching to purchase a larger facility (2+ acres) since 2007, and struggled to find a building that would meet that requirement. We also ran into zoning restrictions that limit the areas where religious facilities can be located. Many of the cities and towns have significant restrictions, and limit usage to residential areas, or only allow secondary uses when in commercial zones. Cities and towns further limit zones by adding overlays (e.g., Cupertino's Heart of the City and Bubb Road overlays). New state mandates to increase housing stock such as RHNA Housing Element zoning changes, designation of larger properties as opportunity sites, builders remedy projects, and SB-4 that promotes religious organizations to build affordable housing, decreased the stock of available choices, increased the land values significantly and created an even bigger problem for religious organizations to acquire larger properties. To the best of our knowledge, in the last two decades, there have been no new religious facilities that have come into existence in the Town of Los Gatos, despite a 22% increase in residents of the town. Out of a total of 16 approved

church CUP's in Los Gatos including WVMA, the last new CUP issued was in 2001 to Addison-Penzak Jewish Community Center. Faith Lutheran (2019), St. Mary's (2013), Calvary (2008), Congregation Shir Hadash (2007), Los Gatos United Methodist Church (2005) and Venture Christian Church (2002) were all modifications to existing CUP's. We are not aware of any churches that have changed owners (other than WVMA) in Los Gatos, Saratoga, Campbell, Cupertino or the West San Jose area in over a decade.

Our search over the last decade was extensive, meeting with interfaith leaders, talking to city and town officials, retaining real estate agents with a monthly retainer to find a property, and considering office or industrial spaces as an alternative. We made offers on many properties, including unsolicited offers at two facilities. We also filed preliminary CUP applications for two potential facilities, one a former bank at the border of Sunnyvale and Cupertino, and another an office building in Saratoga, only to withdraw when the cities advised us that religious assembly use would not be allowed for those facilities. We were in extended negotiations with a church with lower attendance to split the lot, but we were unable to finalize an agreement.

Through our clergy that participates actively in interfaith activities, we even reached out (see attached letter Exhibit B) to Bishop Patrick McGrath, then Bishop of San Jose, The Diocese of San Jose, in early 2018, seeking his help in acquiring any of their facilities, and proposed a possible way to apportion lands from the Church of Ascension in Saratoga with a shared parking lot across three monotheistic faiths. We left almost no stone unturned in our quest to acquire a facility for our congregation.

After searching for over a decade, we happened on the Los Gatos facility by mere chance. One of our community members attended a Town of Los Gatos Conceptual Development Advisory Committee meeting on March 14, 2018 on an unrelated agenda item. The Congregation of Jehovah's Witnesses applied for approval to build 10 (Concept A) to 17 (Concept B) homes, and faced stiff opposition. When we learnt of this church with an existing CUP, we jumped on an opportunity to purchase this existing religious facility, at a steep price, as it was an ideal facility with plenty of parking, and space for our growing community. Our community has since then benefited tremendously from the welcoming attitude of the vast majority of our neighbors.

Our Facility

We currently operate a mosque at 16769 Farley Road, Los Gatos under a Conditional Use Permit U-20-001 issued on March 11, 2020. This most recent CUP modified an original one issued to the Los Gatos Congregation of Jehovah's Witnesses, Inc. on January 25, 1990. The facility is 2.76 acres of land, has 180 parking spaces, ~12,000 sq. ft. of indoor space across three auditoriums, two housing units for clergy, three conference rooms, a lobby, and a full kitchen. This facility was constructed, in its current size, in 1990 when the original CUP was issued.

The three large auditoriums are between 1,600 to 2,600 sq. ft., and have building occupancy limits up to 869 when sitting, and 1,217 when standing. Of the two housing units onsite that are currently used by our resident clergy (Imam) and his family. The location of the living quarters is on the east side of the property, next to the large empty lot. The facility has multiple storage sheds.

We acquired the Los Gatos facility to serve as a mosque, ensuring we can perform our essential prayers, including daily prayers, Friday (Jummah) prayers, and Ramadan Taraweeh prayers. Our Friday prayers parallel the Sunday worship services for Christians or Shabbat services for Jews, acting as a weekly cornerstone of communal worship. Similarly, Ramadan, with its nightly Taraweeh prayers, mirrors the extended rituals and community engagement seen in other faith traditions annually, such as Christianity's Holy Week—marked by special services like the Easter Vigil or Good Friday prayers—or Judaism's High Holy Days of Rosh Hashanah and Yom Kippur, when there are gatherings in synagogues for intense prayer in September or October.

Our use of the facility is similar to that of any other religious community, and among other things includes use for prayers, talks and seminars for adults, educational classes for children and youth including a Sunday school or after school classes, religious holiday prayers and children's activities, fundraising activities, community lunches and dinners, community iftars (breaking of the fast in the month of Ramadan), neighborhood outreach, and other community classes/events/activities (e.g., Islamic calligraphy, youth and women's activities, Quran classes, parenting classes, college application assistance, marriage ceremonies, health and wellness activities, and other community benefit activities, etc.)

We may charge fees for some of these activities directly to attendees, or to reduce administrative overhead, we may seek fees from the service provider for use of our facility to cover costs such as utilities, set up and cleaning for use relating to the mosque's activities. This is similar to other faith institutions (see 1 and 2).

We also offer and conduct a few private religious ceremonies like Nikah or Katb al-Kitaab (signing of the wedding contract), Aqeeqa (newborn service, similar to baptism), funeral prayers, and other religious ceremonies. These are not listed on the events calendar as they are generally limited to families and their friends, and not open to the rest of our community.

We also hold prayers for the two annual religious holidays, Eid-ul-Fitr and Eid-ul-Adha. These are open to our faith community, and conducted within our premises. In both of the Eid holidays, we hold a prayer service lasting about 45 minutes. To accommodate additional attendees, we have staggered these into three services in the morning and early afternoon. The prayer services are held indoors. We manage the attendance through a registration and ticketing process. As these are joyous days, families carpool and come together. We have traffic guides posted at the entrances and exits to ensure smooth flow, and we inform our neighbors in advance about the activities. We also typically hold a community open house in the late afternoon and early evening with fun activities for children. Families come and go throughout the open house.

None of our activities include alcohol or music.

Severely restricting the use of our facility, or prohibiting these services from occurring in this facility, would fundamentally undermine our ability to fully express and sustain our religious identity and community.

This is the only facility currently owned by the West Valley Muslim Association.

We continue to rent a small 1,100 sq. ft. facility at 12370 Saratoga Sunnyvale Road, Saratoga CA 95070. We also rent the Saratoga Prospect Center from the City of Saratoga on an hourly basis, and this requires set up and tear down every time it is used. We have three staggered Friday prayers at this facility. We also hold Ramadan nightly prayers at this location.

Saratoga Prospect Center

The Saratoga Prospect Center facility has been rented by WVMA for Ramadan prayers for the last 16 years without neighbor concerns being raised. This facility has many similarities to WVMA's Los Gatos facility:

1. 2.6 acres (vs. 2.7 acres), ~150 parking spots (vs. 180), 2 auditoriums (vs. 3).
2. Residential homes surround the Saratoga Prospect Center on three of the four sides.
3. Entry and exit are immediately adjacent to the fence separating home backyards.
4. Buildings are in the middle of the property.
5. Parking spots are at the back of the property, next to neighbor fences. ~150 parking spots.

We have used the Saratoga Prospect Center since 2009 in a very similar way:

1. Prayers during Ramadan. We are allowed use of the facility until midnight by the City of Saratoga.
2. Indoor and outdoor community Iftaar's (breaking of the fast) in Ramadan at sunset time.
3. Friday Prayers. We hold 3 prayers in summer months, and 2 in winter months since shorter days result in limited permitted times.
4. Use both halls (Friendship Hall and the Grace Building) simultaneously for our services to accommodate the number of attendees.
5. Attendees walk quietly at night next to the side and backyards of homes to get to their vehicles in the parking lot, or behind residential homes on Colby Court.

We reach out to our neighbors every year before Ramadan, provide them information about our activities, and share our contact information. We have continually demonstrated for 16 years that our use is compatible with a residential neighborhood. Nina Walker, the former recreation facilities manager of the City of Saratoga, provided a letter to the Town on her positive experience with WVMA's use of Saratoga Prospect Center.

Our usage in Ramadan of the Saratoga Prospect Center is almost identical to our usage of our Los Gatos facility, without any concerns raised from the city or neighbors.



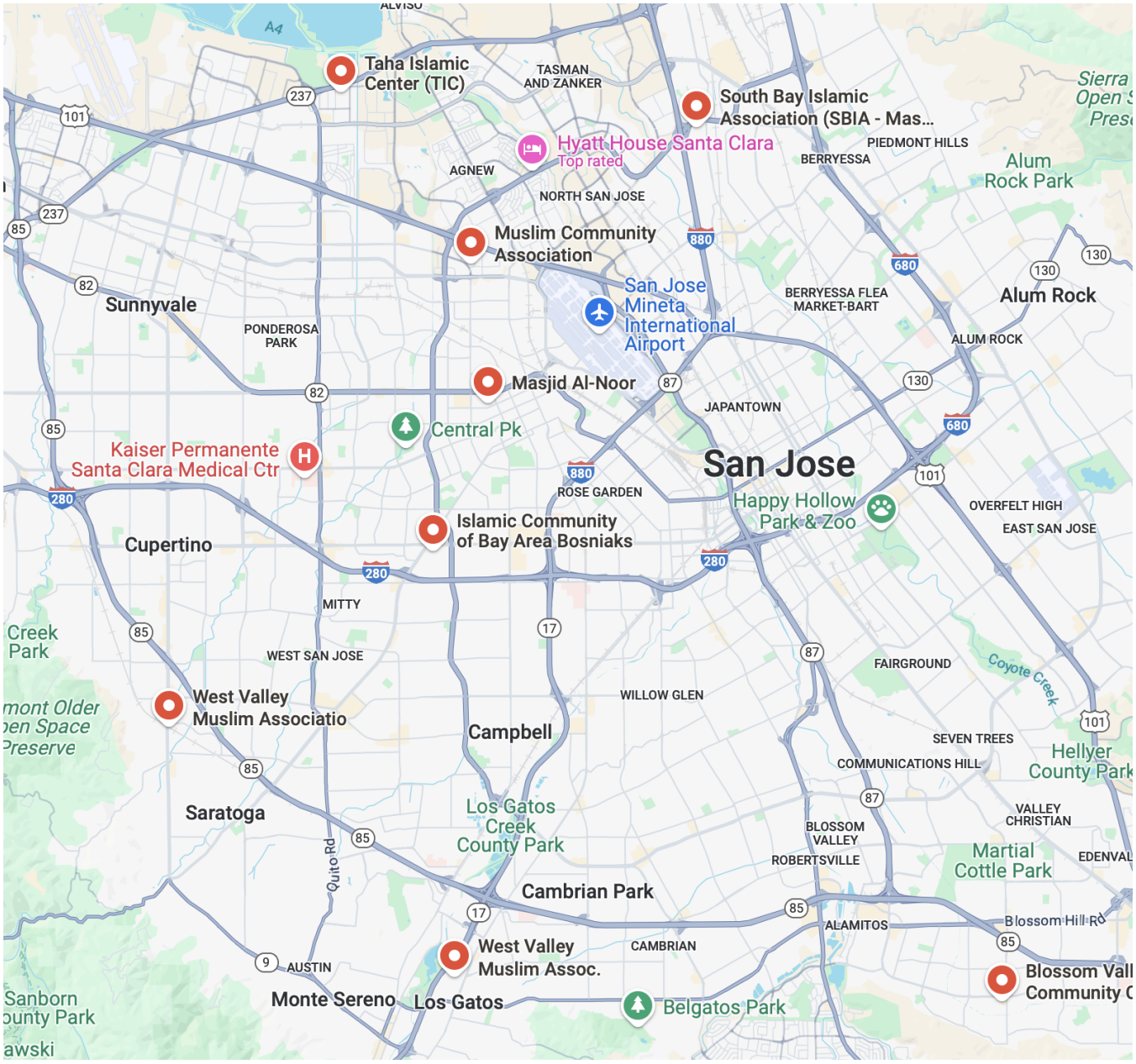
Note: As our community has grown, we continue to use the Saratoga Prospect Center for Ramadan and Friday prayers, and will continue to do so for the foreseeable future. Our use at 16769 Farley Road is not a replacement, but an addition to our use of the Prospect Center.

Location / Nearby Mosques

There are no other mosques located in Los Gatos, or nearby areas like Campbell, Monte Sereno, Cambrian Park, Willow Glen or Santa Cruz mountains. The nearest Mosque to WVMA's Los Gatos facility is WVMA's other smaller

facility in Saratoga. All other nearby Mosques are significantly smaller, with space for about 100 attendees. The next large Mosque, 11.2 miles away, is the Muslim Community Association (MCA) in Santa Clara near Highway 101 and San Tomas Expressway. Other nearby facilities with distances and sizes:

- West: WVMA's Saratoga facility. 8.2 miles, small facility (~100 attendees). No Friday or Ramadan prayers.
- North: Islamic Community of Bay Area Bosniaks, 8.8 miles, small facility (~100 attendees)
- East: Blossom Valley Muslim Community Center: 9.5 miles, small facility (~100 attendees)
- South: Islamic Center of Santa Cruz, 25 miles, small facility (~100 attendees)



PRAYERS & RAMADAN ARE PILLARS OF ISLAM

Islam is based on five fundamental pillars, which are core obligations and acts of worship for Muslims. Two of these five obligatory acts - prayer (#2) and Ramadan (#4) - are directly relevant to this application to modify the conditional use permit.

1. **Declaration of Faith (Shahada)**: Reciting this with conviction is what makes someone a Muslim. While the Shahada is a personal act, it's often affirmed publicly in a mosque.
2. **Prayer (Salah)**: Muslims are obligated to perform five daily prayers at set times (Fajr (dawn), Dhuhr (midday), Asr (afternoon), Maghrib (evening), and Isha (night)). Each prayer includes specific recitations and movements. It is preferred that prayers are performed in congregation and in a mosque.
3. **Charity (Zakat)**: Zakat is an obligatory charity, usually 2.5% of a Muslim's annual savings, given to support the poor, orphans, and community needs. It's a built-in system to redistribute wealth and care for the vulnerable.
4. **Fasting during Ramadan (Sawm)**: Sawm is the fast during the month of Ramadan, where Muslims refrain from food, drink, and other physical needs from dawn to sunset. It's a time for spiritual growth, self-control, and empathy. By voluntarily giving up what is normally allowed, such as food and drink, Muslims learn to avoid what is prohibited, such as bad habits, and illegal or immoral acts. After sunset, Muslims break their fast with Iftar, often communally, followed by Taraweeh—special nightly prayers unique to Ramadan. Taraweeh involves reciting the Quran, with the entire Quran completed over the course of the month. At the end of the month, Muslims celebrate Eid-ul-Fitr, the first of the two annual major festivals.
5. **Pilgrimage (Hajj)**: Hajj is the pilgrimage to Mecca, required once in a lifetime for Muslims who are physically and financially able. It includes rituals like circling the Kaaba. Hajj is a journey of renewal, connecting Muslims worldwide. Muslims who do not travel to Hajj, celebrate Eid-ul-Adha locally, the second annual major festival.

Prayers

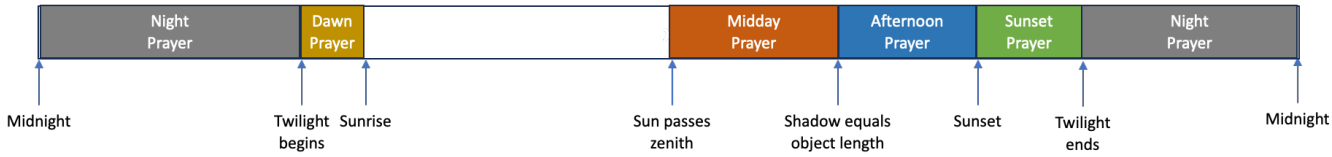
Prayer (Salah) is the **second pillar** in Islam underscoring its vital importance in a Muslim's daily life. For all adult Muslims, performing the five daily prayers is mandatory. The fundamental purpose of every mosque is to serve as a place for congregational (Jamah) prayers. Congregational prayer timings for two of the prayers - dawn (#1) and night (#5) - are directly relevant to this conditional use permit.

Prayer serves as a direct connection between the individual and God, reinforcing faith and discipline through regular practice. These prayers are spaced throughout the day and night, ensuring a constant rhythm of devotion. Prayers must be offered during their set time range, preferably at the earliest time. Each prayer takes about 15 minutes to perform, with additional time for ablution prior to praying, and time for arrival and departure. Prayers in Islam do not involve any music or alcohol.

While individuals can pray by themselves, congregational prayers in a Mosque are highly encouraged. Muslims believe the reward for praying in a Mosque is 27 times more than a prayer offered alone, as Islam places great emphasis on community, brotherhood and unity. The five prayers are:

1. **Dawn (Fajr)**: The dawn prayer, performed any time between when twilight begins until sunrise.
2. **Midday (Zuhr)**: The midday prayer, performed any time after the sun passes its zenith, until the time for the afternoon prayer.
3. **Afternoon (Asr)**: The afternoon prayer, performed before sunset. Time is based on when the length of shadow equals the length of the object.
4. **Sunset (Maghrib)**: The sunset prayer, just after the sun sets, until the time for night prayer.
5. **Night (Isha)**: The night prayer, performed after twilight fades.

Prayer times are based on the location of sun relative to your location. As sunrise and sunset times change, so do prayer times.



As sunrise and sunset change on a daily basis, the timings of prayers also change on a daily basis. In Los Gatos, the end of the time period for the dawn prayer is prior to 8 a.m. throughout the year. The start time of the night prayer occurs after 9:30 p.m. from about mid-May to mid-August, based on current Daylight Savings Time laws in effect.

In summary:

- Prayer times are based on the location of the sun relative to each location, and change daily.
- Sunrise and sunset times play a critical role in determining prayer times. The prayer schedule is impacted by whether standard vs. daylight savings is in effect.
- Sunrise, sunset and prayer times are approximately the same every year (+/- couple minutes) on a particular day. For example, the times on April 1, 2025 will be approximately the same as on April 1 of any other year, assuming there is no change in standard vs. daylight savings time.
- Prayers must be performed during their set time. They cannot be performed before or after their set time.
- Congregational prayers are highly recommended in a mosque. Walk into any mosque around the world and expect to see a similar prayer schedule based on local positions of the sun.
- Congregational prayer times are recommended to be set at the beginning of the time period whenever possible.
- Any changes to the Federal, California or local laws on Daylight Savings Time, in either direction, will impact prayer times and schedule.

Our Request to Pray the Dawn (Fajr) Prayer

We are requesting clarification of the CUP to provide a time before which services would not be allowed and that it be set at a time that allows usage of our facility for dawn (Fajr) indoor congregation prayers and services. The following extract from the 2025 WVMA Los Gatos & Saratoga prayer schedule shows the prayer time range for the dawn (Fajr) prayer specific to Los Gatos and Saratoga locations. The last column shows how far before sunrise the congregational prayer is typically scheduled. (PST shown in blue, PDT shown in green).

Sample Date	Dawn (Fajr) Prayer Time Begins	Congregational (Jamah) Prayer Time	Sunrise / Dawn (Fajr) Prayer Time Ends	Scheduled Prayer Time Before Sunrise
January 15	6:04 a.m.	6:30 a.m.	7:21 a.m.	0:51
February 15	5:44 a.m.	6:20 a.m.	6:56 a.m.	0:36
March 1 (PST)	5:27 a.m.	6:10 a.m.	6:38 a.m.	0:28
March 15 (PDT)	6:07 a.m.	6:30 a.m.	7:18 a.m.	0:48
April 15	5:17 a.m.	5:50 a.m.	6:33 a.m.	0:43
May 15	4:35 a.m.	5:10 a.m.	5:59 a.m.	0:49
June 15	4:16 a.m.	5:00 a.m.	5:47 a.m.	0:47

July 15	4:32 a.m.	5:00 a.m.	6:00 a.m.	1:00
August 15	5:06 a.m.	5:30 a.m.	6:25 a.m.	0:55
September 15	5:38 a.m.	6:10 a.m.	6:50 a.m.	0:40
October 15	6:05 a.m.	6:30 a.m.	7:16 a.m.	0:46
November 1 (PDT)	6:20 a.m.	6:30 a.m.	7:33 a.m.	1:03
November 15 (PST)	5:33 a.m.	6:00 a.m.	6:47 a.m.	0:47
December 15	5:57 a.m.	6:30 a.m.	7:15 a.m.	0:45

As can be seen from the table above, the dawn (Fajr) prayer time ends before 8 a.m. throughout the year. We are requesting usage of the facility for dawn prayers and services, starting an hour and half before sunrise, as mandated by our faith.

Note: Any changes to the Federal, California or local laws on Daylight Savings Time, in either direction, will impact prayer times and schedule.

Our Request to Pray the Night (Isha) Prayer

We are requesting clarification of the CUP to explicitly allow usage of our facility until 10:30 p.m. for night (Isha) indoor congregation prayers. The following extract from the 2025 WVMA Los Gatos & Saratoga prayer schedule shows the prayer time range for the night (Isha) prayer, including the proposed scheduled congregational prayer time at the Mosque. (PST shown in blue, PDT shown in green, late timings shown in red).

Sample Date	Sunset (Maghrib) Prayer Time Begins	Night (Isha) Prayer Time	Night Prayer Congregational (Jamah) Prayer Time
January 15	5:18 p.m.	6:31 p.m.	8:00 p.m.
February 15	5:51 p.m.	7:00 p.m.	8:00 p.m.
March 1 (PST)	6:05 p.m.	7:14 p.m.	8:00 p.m.
March 15 (PDT)	7:19 p.m.	8:27 p.m.	9:00 p.m.
April 15	7:46 p.m.	8:59 p.m.	9:10 p.m.
May 15	8:13 p.m.	9:34 p.m.	9:40 p.m.
June 15	8:33 p.m.	10:01 p.m.	10:10 p.m.
July 15	8:31 p.m.	9:55 p.m.	10:10 p.m.
August 15	8:02 p.m.	9:17 p.m.	9:30 p.m.
September 15	7:18 p.m.	8:27 p.m.	8:40 p.m.
October 15	6:33 p.m.	7:42 p.m.	8:00 p.m.
November 1 (PDT)	6:13 p.m.	7:23 p.m.	8:00 p.m.
November 15 (PST)	5:00 p.m.	6:12 p.m.	8:00 p.m.
December 15	4:55 p.m.	6:09 p.m.	8:00 p.m.

As can be seen from the table above, from approximately mid-May to mid-August, the night prayer time begins at 9:30 p.m. or later (shown in red), which would require the departure from the facility to be after 10 p.m. We are requesting a 10:30 p.m. end time throughout the year to make it consistent and easier to administer.

Note: Any changes to the Federal, California or local laws on Daylight Savings Time, in either direction, will impact prayer times and schedule.

Our Request to Pray the Ramadan Taraweeh Prayers and Practical Challenges

Ramadan is the ninth month in the Islamic lunar calendar and holds great significance for Muslims. During this holy month, able-bodied Muslims fast from pre-dawn until sunset. During Ramadan, Muslims abstain, during the daylight hours, from what is generally allowed (eating, drinking, etc.), so they can learn the self-discipline to avoid acts that are immoral or not permitted. In addition to fasting, other acts of worship such as additional prayer, reading the Quran, and charity are viewed as divinely favored. This includes daily additional Taraweeh prayers that start immediately after the night (Isha) prayer. Normally, in Ramadan Taraweeh prayers, Muslims recite about one chapter of the Quran each night, and complete recitation of all 30 chapters by the end of Ramadan. The total time taken for the night (Isha) prayer and Ramadan Taraweeh prayers is approximately 2.5 hours, with another half hour to depart the facility as shown below:

- Pray night (Isha) prayer: 15 min + short break
- Pray Ramadan Taraweeh prayer: about 2 hours including short breaks
- Clear the facility: 30 minutes
- Total: ~3 hours

Ramadan is far more than a month of fasting and restraint; it is a season of vibrant fellowship, intergenerational connection, and lasting memories. Every evening, friends who have not crossed paths all year greet one another, and newcomers are welcomed as if they have always belonged. Our congregation brings an extraordinary mosaic of Ramadan customs and foods, offering a rare chance for families to share and learn from one another's traditions under one roof. Some of our community's happiest childhood recollections come from gathering at the mosque during Ramadan, praying with family and friends, and feeling the warmth of a community united in worship and goodwill. By curtailing the full program of nightly prayers, we risk denying today's youth those same formative experiences.

In 2025, we obtained a special exception from our religious leaders and shortened our offering to only do about half a chapter of the Quran, so we can exit and clear the facility by 11 p.m. based on the current CUP in effect.

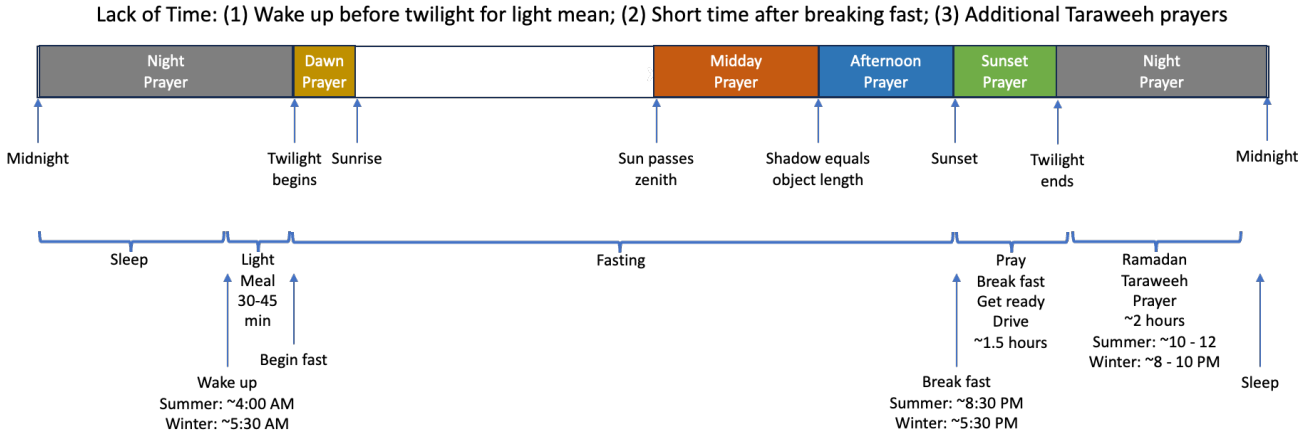
We do understand that not every family or individual is able to spend the entire ~3 hours every night (see practical challenges below), because of their job or school schedules, or their health and ability reasons, and some attendees may leave earlier. Typically, we find that in the second half of the nightly prayers, the attendance dwindles down to about 25%. This is especially true if Ramadan falls in summer months when the end time is later. This also results in a gradual departure. As a Mosque however, we are obligated to provide the full Ramadan Taraweeh experience.

The biggest challenge for Muslims in Ramadan is lack of time, because of additional prayers, waking up before twilight to eat a light meal, and compressing dinner time to join congregational prayers, as explained below:

1. **Wake up early to eat a light meal:** Muslims fast with no food or drink from when twilight begins to sunset. This can range from about 11 hours in winter to about 16 ½ hours in summer months. To be able to fast for long hours, Muslims wake up 30 to 45 minutes before twilight, around 4 to 5 a.m., to eat a small meal called Suhoor before beginning their fast, and then pray the dawn (Fajr) prayer. This results in breaking their sleep cycle, and when done over 30 days, adds to the fatigue Muslims feel during Ramadan.

2. **Lack of time before nightly prayers:** The time between sunset and when night prayer begins is sometimes less than 1 ½ hours. This is barely enough time to break the fast, pray the Sunset (Maghrib) prayer, eat dinner, get the family ready, drive over to the Mosque, park, and arrive at the facility to find a place to pray. Families with young children face even more challenges to get children ready, get them in and out of car seats, and get them checked into babysitting before prayers. Seniors and disabled attendees also find the time insufficient to make their way to prayers with the limited time.
3. **Lack of sleep:** In summer months, in Los Gatos, Muslims wake up as early as 4:00 a.m., and in winter months, around 5:00 to 5:30 a.m. for Suhoor. After the nightly Ramadan Taraweeh prayer, by the time they return home, it may be 11:30 p.m. or even past midnight, especially in summer months. This leaves 4 to 5 hours of sleep per night. Doing this over the entire month takes its toll on Muslim families.

These practical challenges faced by Muslims in Ramadan are important to understand when evaluating our request for Taraweeh prayers.



Suggested Alternatives for Ramadan Taraweeh Prayers

As mentioned earlier, Ramadan prayers resemble the intensity and community focus of Holy Week, or High Holy Days prayers of other faith traditions. These are integral services that we offer to our community that are spread over several days/nights annually. There have been suggestions made to hold these services at alternate locations, use park and ride, or limit them in other ways. Not only do some of these suggestions go against the foundational principles of why a religious facility exists in the first place if it cannot be used for the most important religious services in a faith, but we also find these suggestions to be impractical because of the lack of time for Muslims in Ramadan, and they would create a substantial burden on our ability to practice our faith. However, we still wanted to address the impracticability of these suggestions directly, with our reasons, for a better understanding for everyone.

Use Alternate Facilities

We described our use of Saratoga Prospect Center above, and its similarities to our Farley Road facility. We already use Saratoga Prospect Center for the nightly prayers during Ramadan. We offer both facilities to our community, and about half of our congregation prays Ramadan Taraweeh prayer in each facility. We believe the distributed attendance is already optimized as best as it can.

We have sought alternative rental facilities before, but scheduling conflicts, daily setup challenges, cost factors, and other challenges make it impractical for us to move Ramadan Taraweeh prayer to another location other than our Los Gatos Farley Road facility. A mosque would not be considered a mosque if it does not provide services for one of its foundational pillars.

Park and Ride

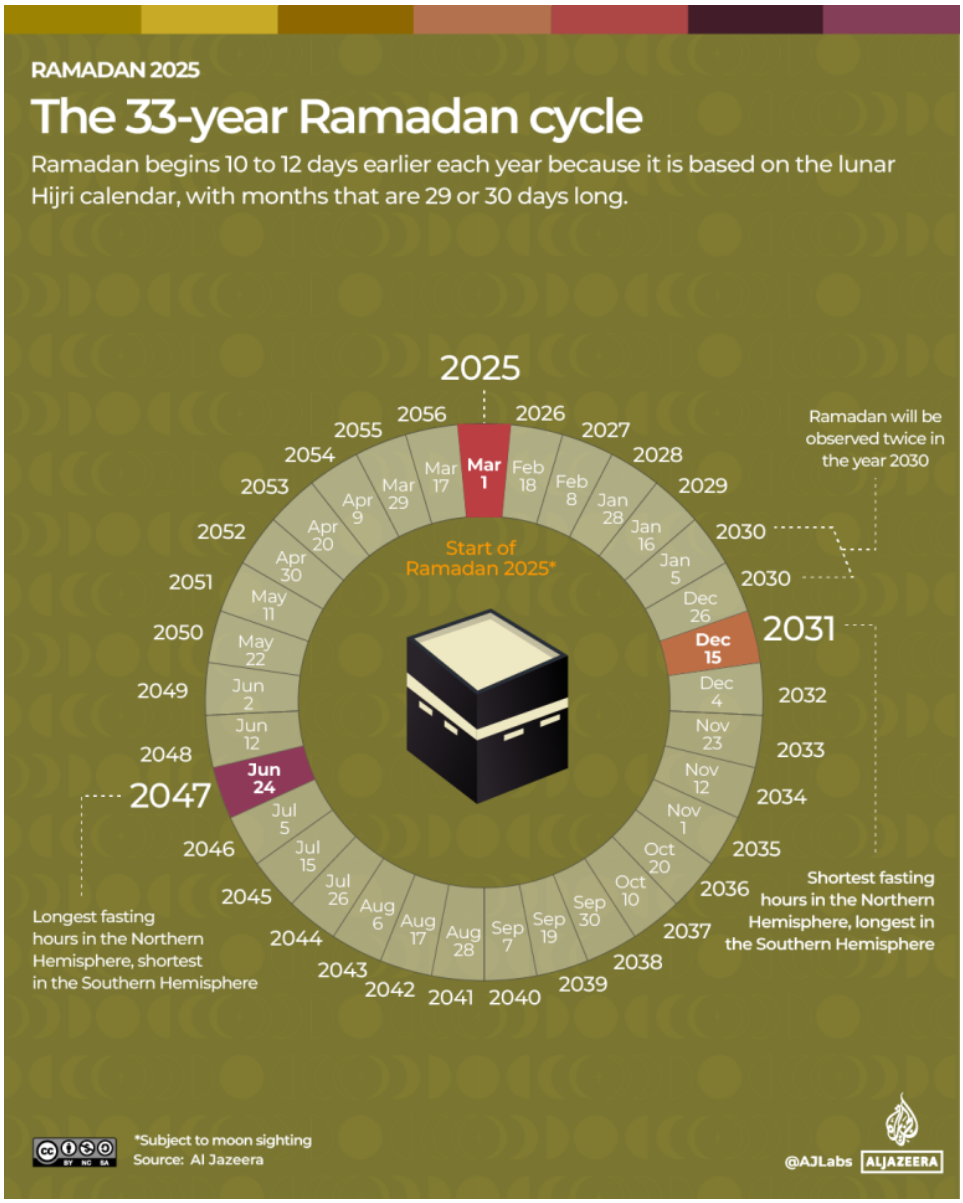
There are many practical challenges with park and ride to be used for Ramadan Taraweeh prayers, especially because of the lack of available time for Muslims in Ramadan, such as:

- **Substantial burden**: In Ramadan, we fast the entire day, and only break our fast at sunset, and we get up prior to twilight to eat a short meal before beginning the fast. We offer extended prayers (2+ hours) for the entire month. Adding yet another logistical requirement to park at one place and travel back and forth to another location for prayers is a substantial burden for our community.
- **Insufficient time**: The Ramadan Taraweeh starts 1.5 hours after sunset, that is barely enough time to break our fast, pray the sunset prayer, eat dinner, perform ablution, get family and children ready, and come over to the nightly prayer. For the elderly, and families with young children, this becomes even more difficult. Practically, to support a ride and park shuttle service, we would need to start the night prayer 30 to 60 minutes later to bring attendees over from a parking lot, and require yet another 30 to 60 minutes after the end of the prayer to clear the facility, further extending end times. This has the domino effect of pushing everything even later, and will be even more pronounced in summer months when sunset is later. This is not just impractical, but will have the opposite effect of trying to clear the facility after prayers as early as possible.
- **Shuttle swarm**: The start and end times of Ramadan Taraweeh prayers are fixed and cannot be staggered due to their length (2.5 hours). This means that we need to move a large number of people within a short period of time (15 to 30 minutes), prior to start or at the end, from the parking lot to our facility and vice versa. This means that we cannot just operate one or two shuttles or rotate a few for multiple trips, but would need many shuttles or buses to operate simultaneously. For example, if a typical shuttle has a capacity of 18 individuals, it would take 25 shuttle buses to move 450 people within a period of 15 to 20 minutes. If we use larger buses that can accommodate 40, we would need about 12 buses.
- **Noise from shuttles**: Section 16.20.055 of the Town of Los Gatos Municipal Code may limit our ability to operate shuttle buses over 6,000 lbs, or larger buses over 10,000 lbs especially if they have to idle. We also believe this will have the opposite effect of what we are trying to achieve in terms of noise, as shuttles and buses are much louder compared to EV's and cars.
- **Available parking lots**: We do not know if we can even find a parking lot nearby that would enable us to use that as a parking station for the hours from 8 p.m. to midnight, as many parking areas have limited hours of use. Additionally, as properties are being redeveloped, any solution would also likely be a short-term solution.
- **Elderly, disabled, or children**: Moving people with special needs requires facilitation and special equipment (ramps, wheelchair access), and takes additional time.
- **Exception handling**: There are always emergencies and exceptions when someone has to leave early, or has forgotten something, and this requires us to have shuttles ready to handle exceptions to go back and forth.

In addition to being impractical as outlined above, the park and ride shuttle service would not only create a substantial burden on our community, but would create considerable administrative, logistical and financial challenges for our non-profit religious organization, especially as we are completely dependent on donations to fund all of our expenses.

<u>Ramadan in Future Years</u>

The Islamic calendar is a lunar calendar (similar to Jewish and Chinese calendars). It is about 10 to 12 days shorter than the Gregorian calendar (353 to 355 days). The approximate start and end dates of Ramadan come back to the same time of the year 33 years later. For example, in 2025, Ramadan started on the night of February 28th. In 2057, Ramadan is expected to start on March 1st, coming back full circle to about the same time of the year.



Source: AlJazeerah. [Ramadan 2025: Fasting hours and iftar times around the world]

The nightly (Isha) prayer time starts approximately 1 ½ hours after sunset in Los Gatos, CA. Whenever sunset is at or before 7:30 p.m., we would be able to complete the night (Isha) and Ramadan Taraweeh prayers and exit the facility before 11:30 p.m. if our request was granted. For the next 14 years, until Year 2039, assuming there are no changes to the Federal, State or local laws related to Daylight Savings Time, we expect to be able to clear the facility by 11:30 p.m.

When sunset occurs after 7:30 p.m., the start of the time period (twilight ends) for the night (Isha) prayer is delayed past 9:00 p.m., which results in us requiring additional time to complete the prayer, and hence we are requesting use until 12:00 a.m. We expect this to be in the years 2039 to 2054.

Year	Ramadan Start (night of)	Ramadan End	Daylight Savings Time	Sunset Time	~Night (Isha) / Ramadan Prayer Starts	~Ramadan Taraweeh Ends & Exit

2025	Feb 28, 2025	Mar 29, 2025	PST→PDT	7:33 p.m.	8:50 p.m.	12:00 a.m.
2026	Feb 17, 2026	Mar 19, 2026	PST→PDT	7:23 p.m.	8:40 p.m.	11:30 p.m.
2027	Feb 7, 2027	Mar 8, 2027	PST	6:13 p.m.	8:00 p.m.	11:30 p.m.
2028	Jan 27, 2028	Feb 26, 2028	PST	5:53 p.m.	8:00 p.m.	11:30 p.m.
2029	Jan 15, 2029	Feb 14, 2029	PST	5:43 p.m.	8:00 p.m.	11:30 p.m.
2030	Jan 4, 2030	Feb 3, 2030	PST	5:33 p.m.	8:00 p.m.	11:30 p.m.
2030	Dec 25, 2030	Jan 23, 2031	PST	5:23 p.m.	8:00 p.m.	11:30 p.m.
2031	Dec 14, 2031	Jan 13, 2032	PST	5:13 p.m.	8:00 p.m.	11:30 p.m.
2032	Dec 3, 2032	Jan 1, 2033	PST	5:03 p.m.	8:00 p.m.	11:30 p.m.
2033	Nov 22, 2033	Dec 22, 2033	PST	5:03 p.m.	8:00 p.m.	11:30 p.m.
2034	Nov 11, 2034	Dec 11, 2034	PST	5:13 p.m.	8:00 p.m.	11:30 p.m.
2035	Oct 31, 2035	Nov 30, 2035	PDT→PST	6:13 p.m.	8:00 p.m.	11:30 p.m.
2036	Oct 19, 2036	Nov 18, 2036	PDT→PST	6:33 p.m.	8:00 p.m.	11:30 p.m.
2037	Oct 9, 2037	Nov 7, 2037	PDT→PST	6:43 p.m.	8:10 p.m.	11:30 p.m.
2038	Sep 29, 2038	Oct 28, 2038	PDT	7:03 p.m.	8:30 p.m.	11:30 p.m.
2039	Sep 18, 2039	Oct 18, 2039	PDT	7:13 p.m.	8:40 p.m.	11:30 p.m.
2040	Sep 6, 2040	Oct 6, 2040	PDT	7:33 p.m.	9:00 p.m.	12:00 a.m.
2041	Aug 27, 2041	Sep 25, 2041	PDT	7:53 p.m.	9:20 p.m.	12:00 a.m.
2042	Aug 16, 2042	Sep 14, 2042	PDT	8:03 p.m.	9:30 p.m.	12:00 a.m.
2043	Aug 5, 2043	Sep 3, 2043	PDT	8:13 p.m.	9:40 p.m.	12:00 a.m.
2044	Jul 25, 2044	Aug 23, 2044	PDT	8:23 p.m.	9:50 p.m.	12:00 a.m.
2045	Jul 14, 2045	Aug 13, 2045	PDT	8:33 p.m.	10:00 p.m.	12:00 a.m.
2046	Jul 3, 2046	Aug 2, 2046	PDT	8:30 p.m.	9:50 p.m.	12:00 a.m.
2047	Jun 22, 2047	Jul 22, 2047	PDT	8:35 p.m.	10:00 p.m.	12:00 a.m.
2048	Jun 10, 2048	Jul 10, 2048	PDT	8:40 p.m.	10:10 p.m.	12:00 a.m.
2049	May 30, 2049	Jun 29, 2049	PDT	8:30 p.m.	9:50 p.m.	12:00 a.m.
2050	May 19, 2050	Jun 18, 2050	PDT	8:20 p.m.	9:40 p.m.	12:00 a.m.
2051	May 8, 2051	Jun 7, 2051	PDT	8:10 p.m.	9:30 p.m.	12:00 a.m.
2052	Apr 26, 2052	May 26, 2052	PDT	8:00 p.m.	9:20 p.m.	12:00 a.m.
2053	Apr 15, 2053	May 15, 2053	PDT	7:50 p.m.	9:10 p.m.	12:00 a.m.
2054	Apr 4, 2054	May 4, 2054	PDT	7:40 p.m.	9:00 p.m.	12:00 a.m.

2055	Mar 24, 2055	Apr 23, 2055	PST→PDT	7:30 p.m.	8:50 p.m.	11:30 p.m.
2056	Mar 12, 2056	Apr 11, 2056	PST→PDT	7:20 p.m.	8:40 p.m.	11:30 p.m.
2057	Mar 1, 2057	Mar 31, 2057	PST→PDT	7:10 p.m.	8:30 p.m.	11:30 p.m.
2058	Feb 18, 2058	Mar 20, 2058	PST→PDT	7:00 p.m.	8:20 p.m.	11:30 p.m.
2059	Feb 7, 2059	Mar 9, 2059	PST	6:00 p.m.	8:00 p.m.	11:30 p.m.
2060	Jan 27, 2060	Feb 26, 2060	PST	5:50 p.m.	8:00 p.m.	11:30 p.m.

Ramadan 2025 Experience

This Ramadan (March 2025), we had higher attendance on weekends, and the odd-numbered nights in the last 10 days of Ramadan. Our busiest night was on the night of March 26, 2025, which was the 27th night of Ramadan. All prayers were held indoors in the three auditoriums, and there were no outdoor prayers or activities, except for arrival and departure.

We made a number of adjustments this Ramadan to ensure a smooth flow.

1. **Shortened prayers this year**, with special permission by religious leaders, to about half a chapter of the Quran instead of one chapter per night. After DST came into effect, we started at 9 p.m., ended by 10:30 p.m., and cleared the facility by 11 p.m.
2. **Used both driveways** for exit to distribute traffic in both directions of Farley Road.
3. **Traffic guards** were placed at entrances, exits, and inside the parking lot to allow smooth and safe flow of traffic at arrival and departure.
4. **Volunteers** reminded attendees to be quiet and respectful of our neighbors.
5. **Lowered lights** in the parking lot to minimize light pollution.
6. **A speed radar sign** was placed on Farley Road at our request by the Los Gatos Police Department.
7. **Increased patrols** around our facility at our request by the Los Gatos Police Department.
8. **Multiple, daily announcements** reminding attendees to be mindful of neighbors, to be quiet and exit safely.
9. **Coned off driveways** and parking spots at the request of some of our neighbors, so that there are no vehicles parked in front of their homes.
10. **Drive smaller and quieter** vehicles including EVs to reduce noise.
11. **Everything was indoors** and there were no outside activities except for arrivals and departures.
12. **Mid-Ramadan neighbor check-in** with neighbors to ask them about their experience, and if they had any concerns or complaints. We heard positive feedback from almost everyone we were able to reach and have documented this in the neighbor outreach document that we are submitting with this response.
13. **Multiple reach outs** to Los Gatos Police during the month to seek feedback and identify any areas of improvements.
14. **Published Ramadan Guidelines** See Exhibit A lists our communication and reminders to our community to be respectful to our neighbors, park responsibly, and adhere to all safety guidelines.

One unintended consequence of forcing the exit to occur in a very short amount of time, is that we were forced to have everyone exit at essentially the same time, as opposed to spreading out the exit time.

The busiest night in Ramadan was on March 26th, corresponding to the 27th night of Ramadan, considered the holiest night. We recorded a video showing the traffic exiting the facility on Farley Road and heading in the Westerly direction.

- Approximately 850 attendees prayed together, spread over the three auditoriums that night.
- The video is 26 min long starting at 10:32 p.m. and ending at 10:58 p.m. showing almost the entirety of the orderly departure from the facility.
- The video shows a total of 84 vehicles left the parking lot (47%, our parking lot capacity is 180 spots). Most of the vehicles depart in 17 minutes between 10:35 p.m. (3 min mark) and 10:52 p.m. (20 min mark). In the last 7 minutes between 10:52 p.m. (20 min mark) and 10:59 p.m. (end), only 5 vehicles left the parking lot. Note: We also used the entry driveway for exit, and vehicles turned left on Farley Road and headed in the Easterly direction. About half the vehicles left from each driveway.
- Pedestrians left the facility quietly, with the vast majority of them leaving within 7 minutes between 10:37 p.m. (5 min mark) and 10:44 p.m. (12 min mark). Pedestrians were directed to cross the road and walk on the south side of the street to ensure a smooth departure from the facility.
- There was no noise except for small conversation and vehicles departing.
- There was no speeding of the vehicles after exiting.
- The video also shows a traffic guard directing traffic for a safe exit.
- Officer Ben from Los Gatos Monte Sereno Police Department arrives at 10:39 p.m. and is situated outside of our exit to observe traffic and noise. We sought his advice and feedback at the end, and he commended us for managing the situation well. He commented on how quiet the departure was when people were walking to their cars, and informed us that he did not observe any violation or enforceable action. He commented that he did not see any speeding either.

Prior to this Ramadan, we had also implemented the following changes:

15. **Gate track changes**: To minimize noise from the gate track when exiting the parking lot, WVMA has temporarily removed the track/guide to the gate, rendering its $50,000 commercial gate inoperable.
16. **Fences**: WVMA has added or replaced the following fences to increase privacy and reduce light disturbance:
    a. 110-feet of fence between the neighbor to the left at 16,793 Farley Road: Paid the total cost for replacing 6-foot fence and adding a 2-foot lattice.
    b. Shared cost to replace 115-feet of fence shared with a neighbor fronting Corcel Court, including adding a 2-foot lattice.
    c. Shared cost to replace 60-feet of chain link fence with a good neighbor wood fence and 2-foot lattice at the back of the property shared with a home on Chirco Drive.
17. **Tree planting**: To reduce light disturbance and noise, and increase privacy, WVMA has planted 10 trees on its campus, and trees were carefully selected so as to not cause issues with leaves falling into a neighbor's swimming pool.

Alternate Facility Used for Eid-ul-Fitr

This year, at the end of Ramadan, we celebrated Eid-ul Fitr, one of the two most important holidays for Muslims at an **offsite location at Vallco Parking Garage**. Instead of using our own facility, we inconvenienced ourselves and our community, in rain and cold weather, to pray in an open garage, where we set up prayer mats, sound system, food stalls, and play areas for our children, at a substantial cost and burden.

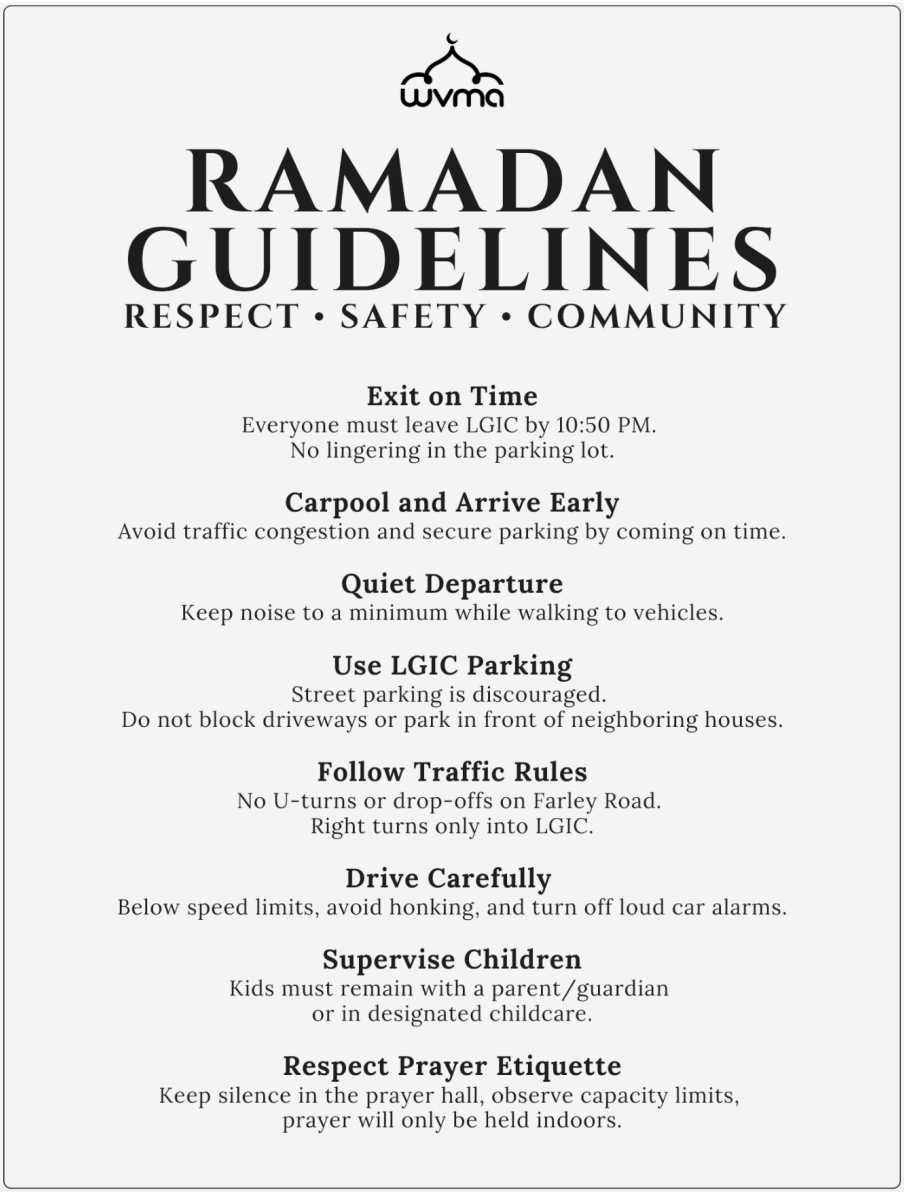
Summary

In conclusion, we hope this submission gives the Town the detail it needs to approve our requested clarification of permitted hours for the West Valley Muslim Association in the Town of Los Gatos. If further information would be helpful, we stand ready to provide it. Our faith teaches that outstanding neighborliness is a paramount virtue, and we are committed to exemplifying it - balancing Town ordinances, our neighbors' concerns, and our religious obligations.

We look forward to partnering with you so that Farley Road remains both a peaceful home for worship and a place where generations of families can create joyful memories. Thank you for your time and thoughtful consideration.

Exhibit A - Ramadan 2025 Guidelines

We published the following guidelines in our Ramadan Booklet, and also posted these prominently in multiple locations throughout the facility. We also emailed these to members, and posted in social media groups regularly.



wvma

RAMADAN GUIDELINES

RESPECT • SAFETY • COMMUNITY

Exit on Time
Everyone must leave LGIC by 10:50 PM.
No lingering in the parking lot.

Carpool and Arrive Early
Avoid traffic congestion and secure parking by coming on time.

Quiet Departure
Keep noise to a minimum while walking to vehicles.

Use LGIC Parking
Street parking is discouraged.
Do not block driveways or park in front of neighboring houses.

Follow Traffic Rules
No U-turns or drop-offs on Farley Road.
Right turns only into LGIC.

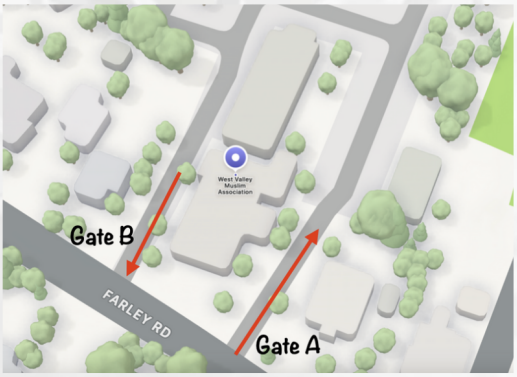
Drive Carefully
Below speed limits, avoid honking, and turn off loud car alarms.

Supervise Children
Kids must remain with a parent/guardian
or in designated childcare.

Respect Prayer Etiquette
Keep silence in the prayer hall, observe capacity limits,
prayer will only be held indoors.

Masjid Entry & Exit Guidelines

- **Entry:** Always enter through Gate A.
- **During Prayer:** Use Gate B only for exiting.
- **After Taraweeh:** You may exit through both Gate A and Gate B.
- Follow the designated exit flow based on your destination.





- If you arrive early, park in the areas toward the end of the parking lot (shaded in red on the map below).
- Walk to the masjid to earn more rewards.
- Leave spots near the masjid for the elderly.
- Drive under 5 mph—the slower, the better.

WVMA Ramadan Exit Flow
How to Safely Exit WVMA

- For North Exit onto Los Gatos Blvd:
  Follow the Red Path.
- For South Exit onto Los Gatos Blvd:
  Follow the Green Path.
- **Drive Safely:** You're in a residential area—please drive slowly.
- Some areas have a **10 mph speed limit**. You will get ticketed by officers for speeding.
- Maintain a **slow speed** in the WVMA parking lot.

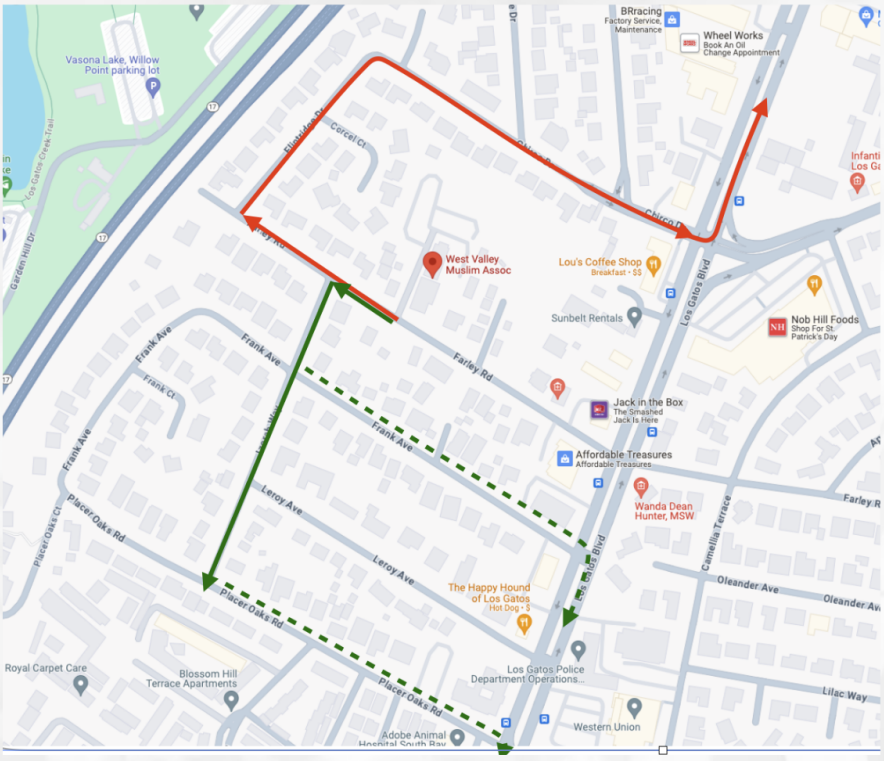


Exhibit B - Letter to Bishop Patrick McGrath, then Bishop of San Jose, The Diocese of San Jose

WVMA West Valley Muslim Association

February 7, 2018

The Most Reverend Bishop Patrick J. McGrath
Bishop of San Jose, The Diocese of San Jose
1150 North First Street
San Jose, CA 95112

Dear Bishop McGrath:

May God's peace and blessings be with you.

Thank you for your leadership, and especially your tireless efforts towards interfaith dialog with the Muslim community.

The West Valley Muslim community is a sister community to the South Bay Islamic Association in San Jose. We were formed in 2007 and serve 150 families in Saratoga, Cupertino and West San Jose. We provide religious and social activities with a special focus on youth. Our congregation is led by Sheikh Aladdin ElBakri, and he actively participates in the Saratoga Ministerial Association with Father Joe Galang of the Church of the Ascension and Father Gary Thomas of the Sacred Heart Parish. We have worked on joint programs in Saratoga with the Catholic Church, other Christian denominations and with Congregation Beth David, including feeding the poor, Thanksgiving interfaith events, and Living Room Conversations.

For the last several years, we have been operating out of a small 1,000 sq. ft. rental facility in Saratoga for daily use. For our Friday and Ramadan prayers, we rent the Saratoga Prospect Center to accommodate the 500 people that join us for these services. We have been searching for a permanent home that can accommodate our growing congregation and have been unable to do so given the lack of religiously zoned facilities in Saratoga, Cupertino and West San Jose.

We wanted to reach out to you in the hopes of determining if there are any facilities that might be available in these cities. We are especially interested in determining if a portion of the lands of Church of the Ascension in Saratoga could be acquired by us, and the parking lot shared with the church, Congregation Beth David and West Valley Muslim Association. It will be a great testament to demonstrate the common beliefs of the three monotheistic faiths, sharing a common area, and operating close to each other. One possible idea is shown below, and we are open to consider other options.

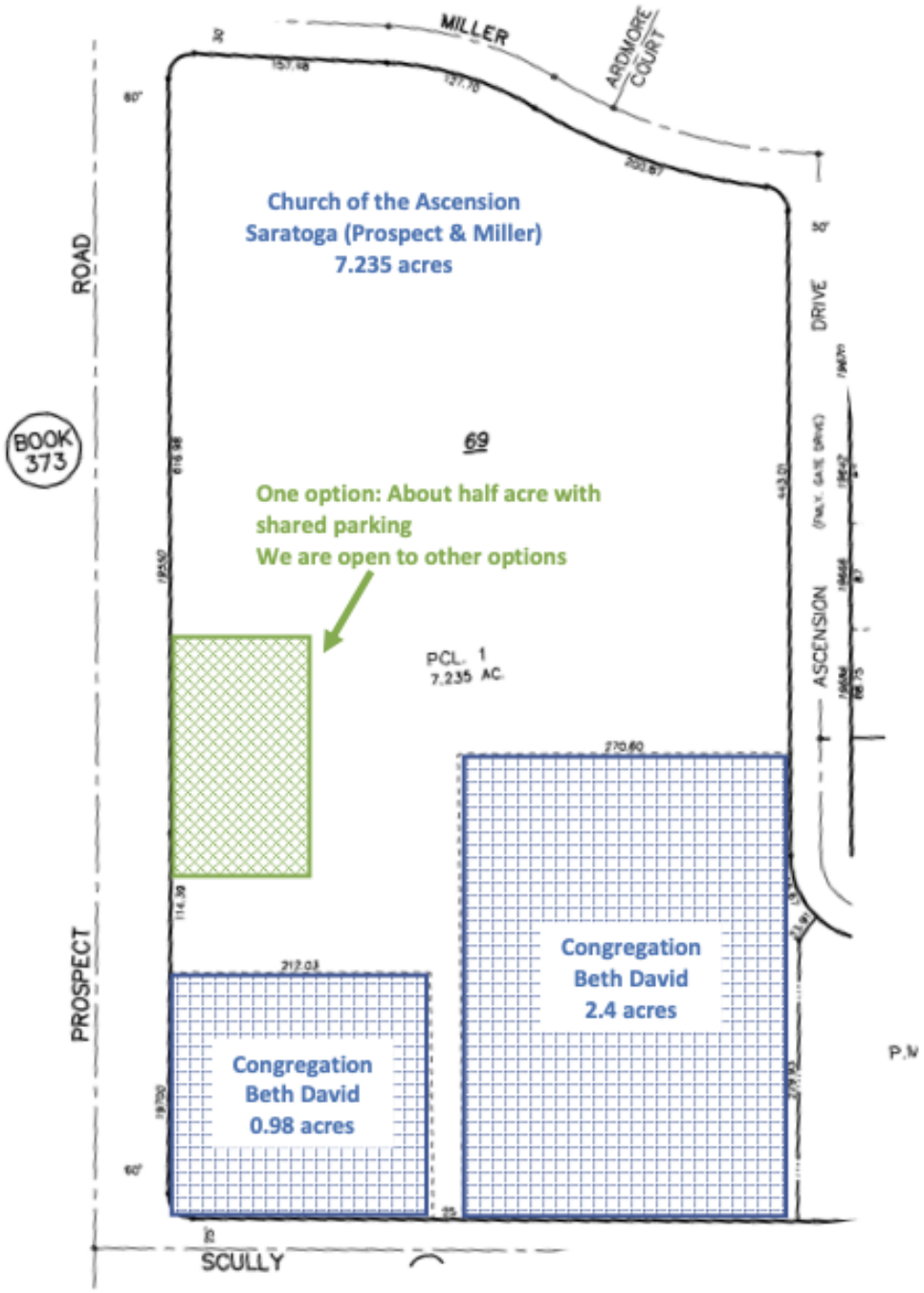
We would be honored if you can consider our request, and would welcome an opportunity to discuss this with you or your representatives. I can be reached directly or through Imam Tahir Anwar or Sheikh Aladdin ElBakri.

Respectfully yours,

Dr. Imtiaz Qureshi
President, West Valley Muslim Association
(650) 279-0556, imtiazq@gmail.com

cc:
Father Jon Pedigo
Imam Tahir Anwar: Cell: (408) 768-4661, imamtahir@gmail.com
Sheikh Aladdin ElBakri: Cell (559) 907-9136, 1elbakri1@gmail.com

One possible idea (shown in green):



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Exhibit C - Neighborhood Outreach by West Valley Muslim Association
04/29/2025

Address: 16769 Farley Road, Los Gatos CA 95032
Property Zoned: R-1:8
APN: 424-21-062
Owner and Applicant: West Valley Muslim Association
Conditional Use Permit Application: U-24-010
Planner: Jocelyn Shoopman, Senior Planner, Town of Los Gatos

The West Valley Muslim Association (WVMA) values its neighbors and has consistently made outreach efforts to its neighbors since the facility was purchased in 2018. Every year, for the last 6 years, we have proactively visited our neighbors, shared information about our activities including details and activities in Ramadan, offered gift baskets to our neighbors as a token of our appreciation, invited them to our annual Ramadan open houses, and provided phone and email addresses of our staff and board members to keep an open line of communication. This includes homes on Farley Road, Flintridge Drive, Corcel Court, Chirco Drive, and nearby homes on Izorah Way. Even prior to our CUP modification application, we implemented meaningful changes based on the feedback of some of our neighbors. We continue to be open to reasonable suggestions and ideas.

Neighborhood Feedback and Our Actions

Over the past few months, we actively reached out to around 65 neighbors, listened to their input, and gathered meaningful feedback from everyone we could reach. Much of the feedback is not directly related to our application for a modification to our conditional use permit to allow for the morning, nightly, and Ramadan Taraweeh prayers. Nevertheless, we have taken meaningful actions whenever possible to address feedback received as best as we can. Our actions have included, but are not limited to, installing fences, changing parking lot light directions, removing our gate track, installing signs to remind our attendees to be quiet, changing arrival and departure patterns, continual education and reminders to be respectful of our neighbors, announcements to drive safely, and many others.

1. *Feedback received:* **Reduce noise from gate track**
   Our actions: We temporarily removed the gate track to reduce noise, which rendered our commercial grade-gate inoperable. With increased attacks on places of worship, we are concerned about exposing our facility to vandalism and security threats, and will be looking for ways to reinstall a gate in the near future, while minimizing noise from any track. We will seek a permit from the fire department prior to any changes.

2. *Feedback received:* **Refinish parking lot to reduce noise**
   Our actions: Our parking lot has some root damage. We are awaiting warmer weather to refinish the parking lot.

3. *Feedback received:* **Replace chain-link fences to reduce noise and light**
   Our actions: We have replaced chain-link fences with three of our neighbors as outlined below:

   a. Paid the full cost ($4,300) of installing a new, 110-feet long fence between Kim and Jimmy Ratcliff, our neighbor [redacted]. This replaced a fence that was falling apart with a "good neighbor" 6-foot high fence, and a 2-foot lattice to reduce noise and increase privacy.

   b. Shared cost to replace 115-feet of fence shared with a neighbor fronting Corcel Court, including adding a 2-foot lattice.

c. Shared cost to replace 60-feet of chain link fence with a good neighbor wood fence and 1 foot privacy lattice at the back of the property shared with a home on Chirco Drive.

4. *Feedback received:* **Install better noise barriers around fences**
   Our actions: We have planted 10 trees around the property. Trees were carefully selected so as to not cause issues with leaves falling into neighbors' swimming pools or yards. We are also open to planting additional hedges and trees, in consultation with our neighbors and the town.

5. *Feedback received:* **Reduce noise**
   Our actions: We have placed Quiet signs as a reminder to our congregation, and are open to installing even more signs across the property as needed. We regularly remind our attendees after prayers, and also send reminders through all our communication channels of emails and text messages. We had volunteers holding Quiet signs standing at doorway exits every night in Ramadan.

6. *Feedback received:* **Close westside doors and windows**
   Our actions: Our primary access to the facility is through the Eastside doors, as it is closest to the entry driveway, and to the parking. Eastside doors are primarily used for emergency use. Windows in Auditorium #1, closest to the exit, have a sill height of 8 feet, and remain closed.

7. *Feedback received:* **Change gardener timings to avoid evenings and weekends**
   Our actions: We changed the timings of our gardener based on neighbor requests.

8. *Feedback received:* **Remove Right-Turn only signs on exit, and allow traffic to make a left turn**
   Our actions: To the best of our knowledge the signs pre-existed our purchase of this facility in 2018. We believe they were installed due to an unprotected left-turn at the intersection of Farley Road onto Los Gatos Blvd. We are willing to remove these signs if the Town permits us to, and there are no safety concerns or liability.

9. *Feedback received:* **Use the entryway as an exit**
   Our actions: In Ramadan 2025, we used both driveways for exits. We are open to considering this for any activities at the end of the day when we do not expect incoming traffic to conflict with outgoing traffic.

10. *Feedback received:* **Implement shuttles/drop off during Ramadan**
    Our actions: Ramadan places significantly higher demands on Muslims' time. Additionally, there is a short amount of time between sunset and the appointed time when Ramadan taraweeh prayers start. Given this and other challenges, park and ride would not only create a substantial burden on our community, but would create considerable administrative, logistical and financial challenges for our non-profit religious organization. We have provided a detailed response in our Letter of Justification and Response to Staff Technical Review.

    We highly encourage carpooling to minimize traffic during Ramadan. We remind our attendees regularly to be quiet, to drive safely, and park within our lot.

11. *Feedback received:* **Vehicles speed on Flintridge and Chirco Drives**
    Our actions: We continually advise our community to drive safely, not speed, watch for pedestrians, and follow all traffic laws. We have worked closely with the Los Gatos-Monte Sereno Police Department, and at our request, have increased patrols around Friday prayers and during Ramadan. We also encourage the Town to install speed humps, if deemed necessary. In Ramadan 2025, the Los Gatos-Monte Sereno Police Department, at our request, placed an electronic speed monitoring sign on Farley Road. Officer Ben was stationed outside of our facility on March 26, 2025, and noted to us that he has not observed any speeding.

12. *Feedback received:* **Park within our lot**
    Our actions: We remind our attendees regularly to park inside our lot. We are also considering re-striping our lot to gain additional parking spaces if possible.

13. *Feedback received:* **Park away from neighbor fences inside our property whenever possible**
    Our actions: Our entrance to the prayer hall and all auditoriums is on the eastside of the property and in the middle of the property. Naturally, most attendees park closer to the doors. Regardless, we are open to considering posting signs to only use some spots when the lot is not full.

14. *Feedback received:* **Reduce light coming from vehicles**
    Our actions: We intend to plant additional trees and hedges at the back of our property to reduce the light coming from vehicles to our neighbors on Chirco Drive. We are similarly open to considering planting hedges at other places around our property, if warranted, as well as hedges across from our exit way if appropriate. We also temporarily redirected traffic to exit from the entryway to avoid light disturbance to some neighbors.

15. *Feedback received:* **Lower and dim parking lot lights**
    Our actions: We have already redirected parking lot lights to point downwards, and not point into neighbor lots. We also changed controls to turn on/off individual lights, so that we can only use those lights that are necessary instead of turning all of them at once. We installed motion-detected solar lights that enable us to turn off the lights on most nights when the number of attendees are few, so the brighter and higher lights are used less frequently.

16. *Feedback received:* **Use Saratoga Prospect Center instead of Farley Road facility**
    Our actions: We use both the Saratoga Prospect Center and the 16769 Farley Road facility for Ramadan and Friday prayers. Our attendance at the Saratoga Prospect Center for both Ramadan and Friday prayers is at capacity. For Friday prayers, we have three staggered prayers in summer, and two in winter.

    Note: The Saratoga Prospect Center facility is rented from the City of Saratoga on an hourly basis, and is shared with other uses. It requires us to set up and tear down prayer mats, speakers, and other facilities at an additional cost and burden.

17. *Feedback received:* **Provide advance notice of special events**
    Our actions: We will be glad to notify our neighbors 30 days in advance for any special events.

18. *Feedback received:* **Do not hold non-religious events**
    Our actions: We use our facility for the benefit of our community, just like any other religious community. This includes prayers, talks and seminars for adults, Sunday school and educational classes for children and youth, religious holiday prayers and children's activities, fundraising activities, lunches and dinners, community iftars (breaking of the fast in the month of Ramadan), neighborhood outreach, and other community classes/activities (e.g., Islamic calligraphy, youth and women's activities, Quran classes, parenting classes, college application assistance, community benefit activities, etc.). We also offer and conduct a few private religious ceremonies like Nikah or Katb al-Kitaab (signing of the wedding contract), Aqeeqa (newborn service, similar to baptism), funeral prayers, and other religious ceremonies.

    A more detailed answer is provided in our Response to Staff Technical Review.

19. *Feedback received:* **Provide information about all activities**
    Our actions: All of our activities are listed on our events calendar on our website at https://wvmuslim.org/calendar/. Regular or ongoing classes are listed under Programs or Services sections of our website, and prayer times are listed separately on the home page.

20. *Feedback received:* **Provide contact information**
    Our actions: Our contact information is feedback@wvmuslim.org and is forwarded to the current active duty staff and board members. We have also provided our contact information to all of our neighbors through a postcard with this information.

In addition to the above list of actions we took based on neighbor feedback, we also implemented 13 other adjustments this past Ramadan, as documented in the Letter of Justification we are submitting with this document.

Door to Door Outreach

We also reach out door to door to our neighbors each year before the start of Ramadan. This year, we also conducted mid-Ramadan check-ins on 3/14 and 3/15/2025.

For example, on Sunday February 23, prior to this year's Ramadan, our Sunday School students went door to door to deliver a letter with information about Ramadan, what to expect, our contact information, along with a small token of appreciation to each neighbor. We have done similar informational outreach every year in the past (except during Covid).



We have also conducted extensive outreach directly relating to our request to modify the current conditional use permit, as follows:

Immediate Neighbors on Farley Road

[redacted]: Ms. Kim and Mr. Jimmy Ratcliff. Our exit driveway borders their property.

- At our own cost, we replaced the fence with a new good-neighbor fence and a 2-foot lattice between our properties.
- We planted a new tree at the corner of their lot to replace a dying tree, and picked a tree that would not shed leaves that could land in their pool.
- We changed the timings of our gardener to avoid weekends. We also ask our volunteers who help with light maintenance and cleanup to reduce or eliminate noise on weekends close to their property.
- We asked our community to not park right behind their fence, even during the daytime, unless our lot is full.
- To discuss our proposal, we met with them on September 19, 2024 at their house and on October 28, 2024 at WVMA. The Ratcliffs have presented a letter with 11 requests that are included in the "Neighborhood Feedback and Our Actions" section above.
- We continued to communicate with them over text, and offered to meet to discuss their 11 requests, as we could likely meet 10 out of those 11 in some form. As of 11/20/2024, Mr. Ratcliff indicated that they would like to let the "process play out", and would rather not engage with us directly. We stand ready to meet with them at any time to discuss possible accommodations.
- Mid-Ramadan check-in on 3/14/2025: No answer.

[redacted]: Mr. Omar Ali and Ms. Zahra Kassam. Our entry driveway borders their property.

- Mr. Ali and Ms. Kassam are members of our community and have rented this property until January 2025 with the explicit goal of being near WVMA. Ms. Kassam has written a letter of support for our application to the planning department.
- Mr. Ali and Ms. Kassam have also bought a property behind our facility at [redacted], and are in the process of remodeling.
- Mid-Ramadan check-in on 3/15/2025: We met with the new neighbors that recently moved in. We invited them to WVMA and gave them our contact info. They had no feedback for us as they were still getting accustomed to the neighborhood.

<u>Neighbors on South Side of Farley Road</u>

[redacted]: Ms. Sloa (last name unknown)

- Ms. Sloa did not state any concerns. She mentioned that for the most of the year they rarely see any issues, except for Ramadan where they see more cars, but it doesn't affect them, so she had no concerns. We shared our contact information with them.
- Mid-Ramadan check-in on 3/15/2025: Child answered the door. Could not reach an adult.

[redacted]: Mr. Mark Leonard

- Attended Community Café on Oct 19th.
- Mr. Leonard has indicated that he has concerns about the amount of traffic on Farley Road and parking. We will communicate with our members to make sure to park in our lot.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]:

- No answer on 12/4/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]:

- No answer on 12/4/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]: Mr. Jingping Yang and Mrs. Yang

- We visited with Mr. & Mrs. Yang on 12/4/2024. Mrs. Yang said that the traffic is heavy sometimes and the lights bother her two kids because the lights go into their rooms. They said that after 10:30 p.m. they still see cars coming and going. They said that they saw that we requested an extension of time to 11p.m. all year round and that we should only request it for certain months if we do not need it all year round. They said they understand that Ramadan is once a year and that is acceptable.
- Mid-Ramadan check-in on 3/14/2025: Mr. Yang said "you are much, much better this year" and did not highlight any issues or concerns.

[redacted]: Mr. Bill Hoeft. Directly across from the entrance.

- Attended Community Café on Oct 19th.
- Mr. Hoeft has concerns about vehicle lights when exiting the property whenever the entryway is used as an exit, as requested by another neighbor. We will consider moving our exit back to the normal exit.
- Mid-Ramadan check-in on 3/14/2025: Met with Ms. Maria (last name unknown). She said we're doing ok. She said we usually get lights in the house but she said they haven't been in the living room much, and it doesn't affect them. She said it's much better than during Covid times and it's been really nice so far.

[redacted]: Mr. Roger and Ms. Ann Bundlie. Directly across from the exit.

- We spoke to Mr. Bundlie in person on 7/12/2024, and again on 7/19/2024. Mr. Bundlie is concerned about the vehicle lights as they depart our facility. We offered if there were any ways we could make things better by planting hedges or trees on his property. He declined, but said that if he could think of something he would let us know.
- Met Ms. Bundlie on 11/25/2024 to seek feedback. She provided feedback about traffic, noise, and the speed of vehicles. She also is concerned about vehicle lights shining in her living room when exiting at night. We reiterated that we will remind our community to be respectful and considerate as they leave. We will discuss with her whether planting hedges in the front of her lot could help reduce the light disturbance. We left a postcard with our contact information to reach us any time with any concerns.
- We met with Ms. Mary (last name unknown) who is a resident of the back unit on this property on 03/21/2024. She highlighted that some vehicle engine noises are louder and bother her. We have reminded our attendees to avoid sudden acceleration, and minimize noise. We have followed up with text messages to get feedback, but have not heard back.
- Mid-Ramadan check-in on 3/14/2025: No response.

[redacted]:

- No answer on 11/25/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/14/2025: No answer.
- Mid-Ramadan check-in on 3/15/2025: Mr. John O'Connor said that he had absolutely no complaints and that we are wonderful neighbors. He thanked us for delivering treats during our last visit and wished us Ramadan Mubarak.

[redacted]:

- No answer on 11/25/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/14/2025: Talked to Mr. Alvin (last name unknown). He said he doesn't mind people parking on the street, and said that all is good with them. He did not have any problem with WVMA's use. Wished us a happy Ramadan.

[redacted]: Mr. Prashant Pai

- Met Mr. Pai on 11/25/2024 to seek feedback. He raised concerns regarding street parking. We agreed to further educate our community about parking in our facility's lot.
- Mid-Ramadan check-in on 3/14/2025: Met with Mr. & Mrs. Pai: They said "so far so good". They requested that one thing that bothers them is when their mailbox is blocked on Fridays in the past.

[redacted]: Ms. Richa Kandlikar

- Met with Ms. Kandlikar on 11/26/2024. She mentioned that they see many cars, but otherwise have no complaints. Ms. Kandlikar asked whether there are any activities for kids to learn about Islam. Our outreach committee will follow up with her separately.
- Mid-Ramadan check-in on 3/14/2025: A gentleman opened the door. He said we're doing good. Everything is alright.

[redacted]:

- No answer on 11/25/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/15/2025: Ms. Eunice (last name unknown) opened the door. She had no complaints, and called us good neighbors for checking in so often. She wished us a happy holiday. She said traffic doesn't bother them and they are happy to have us in the neighborhood.

[redacted]: Dr. Shreyas Mallur

- Spoke to Dr. Mallur on 12/6/2024. He has indicated that he has no concerns.

Neighbors on North Side of Farley Road

[redacted]:

- No answer on 12/4/2024. We left a postcard with our contact information.

[redacted]: Mr. Truc Dam

- Mr. Dam spoke with us for about ten minutes outside his home on 12/2/2024.
- Mr. Dam mentioned that he is really happy to have us here in his neighborhood. He shared that a local church (not sure where) usually blocks off the entire street, and suggested we do the same. We thanked him for his suggestion, and agreed that we plan not to block streets or parking.
- Mr. Dam said he does not like the idea of having a month-long heavier traffic in Ramadan, and said it was too much to have Ramadan be a month long.
- Mr. Dam voiced concerns about the impact on other neighbors.
- Mr. Dam advised us to respect our neighbors, and he suggested that to reduce traffic, we rent a parking lot and use a shuttle service. He was concerned about walking dogs in the neighborhood late at night, and because there are no sidewalks, it is more dangerous if vehicles are speeding, but he also said that the vast majority of people drive safely, but some are in a hurry and ruin it for everyone else. He said that at his Buddhist Temple, they constantly remind attendees to drive safely, and we also pointed out that we do the same.
- Mid-Ramadan check-in on 3/15/2025: No answer

[redacted]: Mr. Fred Kanzaki

- We have had multiple short conversations with Mr. Kanzaki over the years, and he has not expressed any feedback or concerns to us, even on our recent visit on 12/8/2024.

[redacted]:

- No answer on 11/25/2024. We left a postcard with our contact information.

- Mid-Ramadan check-in on 3/14/2025: Residents said they are not having any problems with WVMA.

[redacted]:
- No answer on 11/25/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/14/2025: No answer.
- Mid-Ramadan check-in on 3/15/2025: Mr. Kevin Phillips said everything was fine except that he sometimes would see people parking in the curb space in front of his house driveway in the evening. We offered to deliver cones to him to block off the front of his driveway and were able to adhere to this.

[redacted]: Ms. Rita Skubis
- Met with Ms. Skubis on 11/26/2024 to seek feedback. Ms. Skubis is concerned about traffic safety, especially with children playing and for animals. She asked us to consider a shuttle service during Ramadan. We agreed to remind our attendees about driving safely and being mindful of the neighbors.
- Mid-Ramadan check-in on 3/14/2025: Ms. Johnna came out and said that we've been fabulous. She said that their family has been there since '75. She said that our space is zoned for religious worship. She said she never has had any issues with us, and that we are the quietest and cleanest neighbors. She never experienced any loud music or litter coming from us, or anything disrespectful. She said that people park on the street but it's public parking. She said she has no issues, and that we have the right to worship. Finally she said we should be able to use our space to the max capacity that is allowed. She also invited us to come back to talk to her as well.

[redacted]: Mr. Ali Reza
- Met with Mr. Reza on 11/26/2024 to seek feedback. They are concerned about street parking and asked us to use our own parking lot. We agreed to remind our attendees as such. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/14/2025: No answer.

[redacted]:
- No answer on 11/26/2024 and again on 12/4/2024. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/15/2025: No answer

[redacted]:
- Attempted to reach on 11/26/2024. Left a postcard with our contact information.
- Attempted again on 12/4/2024.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]: Ms. Mei Lin
- We met with Ms. Lin on 11/26/2024. This is the last house on Farley Road at the corner of Flintridge Drive. She said we are quiet neighbors and that she did not have any concerns. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]: (at the intersection of [redacted]), Mr. Al Honorio.
- Met with Mr. Honorio on 11/25/2024 to seek feedback. He indicated that the traffic has increased in the last 30 years since he has lived in this house, and was concerned about potential accidents due to the increase over the years. He suggested that traffic or stop signs be installed. He also suggested that we have a park and ride program during Ramadan to alleviate traffic. We agreed to take these into consideration, and to remind our attendees to not speed. We left a postcard with our contact information.
- Mid-Ramadan check-in on 3/14/2025: Met with Mr. Honorio. He said that traffic has been much less, is not as bad as before, and that we have been respectful.

On West side of property

[redacted]:

- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]: [redacted]. We share a fence with them.

- We met with [redacted] on Wednesday November 13, after exchanging text messages for over 4 weeks prior to the meeting.
- [redacted] is concerned about noise of kids playing in the parking lot, especially on weekend mornings around 9 a.m. She is also concerned about the vehicle lights going through the fence when they are using their backyard. She commented that there is increased traffic on Flintridge Drive and has safety concerns when walking or exiting from Corcel Ct.
- We discussed possible mitigations, but [redacted] did not appear interested in us addressing her specific concerns at that time, but rather, have us present a plan for all neighborhood concerns.
- Mid-Ramadan check-in on 3/15/2025: [redacted] mentioned that it's been quiet this year. She didn't have complaints about this Ramadan except for one fast car that did not have their headlights on during their evening walk. [redacted] appreciated what we were doing now but had more concerns about whether this would be the "new normal" (i.e. going forward, would we be moving all "events" to Prospect Center? Would prayer timings move all over the place? Would our mosque "flock" grow as a church would?). She requested a 5 year plan and wanted transparency on our inner workings/CUP updates (husband suggested some sort of survey that they could write in to).

  She said she had been trying to contact Mr. Razi Mohiuddin prior to Ramadan and throughout the month to get these answers to no avail. Mr. Mohiuddin did not receive any text, call or emails. Mr. Mohiuddin reached out by text on 3/21/2025.

  On 4/8/2025, [redacted] replied back and said that she is disappointed that she had not seen any reply from WVMA on the deficiencies. She asked whether we had plans for a better soundproof wall that is a minimum of 8 feet tall between our two properties, and that she continues to see parking lights being left on. Mr. Mohiuddin responded back on 4/10/2025 requesting a call or meeting to provide an update, and received a reply that [redacted] would like an update by emails or text. Mr. Mohiuddin provided updates about lowering the parking lot lights, installation of solar motion detected lights for occasional use, and requested showing a picture of the lights from her property so we can make any other adjustments. Mr. Mohiuddin reiterated that he would like to get feedback on this recent Ramadan on what worked well, and what did not.

  On 4/19/2025, [redacted] responded back by text that she would like a written response to her inquiry before venturing down another discussion about feedback, and that she is anxious to hear our plans.

  On 4/20/2025, Mr. Mohiuddin responded back that WVMA will be submitting our written response to the Town shortly.

[redacted]:

- Attempted to reach on 12/4/2024. Left a postcard with our contact information.

[redacted]:

- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]: Mr. Michael and Ms. Amanda Baker. Neighbors towards the north west side. Their home shares a fence with our facility, and we shared the cost of replacing the fence and adding a 2-foot lattice.

- Attended Community Café on Oct 19th. Mr. and Mrs. Baker did not highlight any concerns at this time.
- Mr. Baker, in a letter to the Town, has indicated that noise during daytime events are bothersome especially in summer when they would like to spend time in their backyard.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]:

- Attempted to reach on 11/27/2024. Left a postcard with our contact information.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]:

- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]:

- Attempted to reach on 11/27/2024. Left a postcard with our contact information.

[redacted]:

- Attempted to reach on 11/27/2024. Left a postcard with our contact information.

[redacted]:

- Attempted to reach on 12/4/2024. Left a postcard with our contact information.

[redacted]: Ms. Sadaf Shekarchian

- Met with Ms. Shekarchian on 11/27. He did not share any concerns.

Flintridge Dr

[redacted]: Ms. Nika and Mr. Nam (last name unknown)

- We met with Ms. Nika and Mr. Nam on 12/4/2024. They know about our center and do not have any concerns.

[redacted]: Ms. Meiko Banno

- Met with Ms. Banno on 12/4/2024. She said she did not have concerns to share. After we prompted her, she mentioned noticing speeding cars sometimes. We agreed to remind our community about traffic safety.
- Mid-Ramadan check-in on 3/15/2025: No answer.

[redacted]: Mr. Scott (last name unknown)

- Mr. Scott and family have lived in the neighborhood for many years. They have the expectation that with a mosque or church in the neighborhood, residents should expect that there will be more traffic. Mr. Scott does notice car traffic, and does not have any concerns to share. He specifically mentioned that he was not bothered, and that we are not annoying at all. His son plays football and basketball, and appreciated our invitation to have them drop by our property and play sometime.

[redacted]:

- Attempted to reach on 12/4/2024. The home appears vacant.

[redacted]:. Ms. Zaida Ventocilla

- Met with Ms. Ventocilla on 12/3/2024. We asked if she noticed anything concerning or worth mentioning, like cars, and then she did say yes there is some traffic she notices mostly on Fridays. She said she didn't really have any issues or suggestions.

[redacted]:

- 12/4/2024: We attempted to connect, but the occupants did not speak English. They accepted our contact information.

[redacted]:

- Attempted to reach on 12/4/2024. Left a postcard with our contact information.

[redacted]:

- Attempted to reach on 12/4/2024. Left a postcard with our contact information.

[redacted]:

- Attempted to reach on 12/4/2024. Left a postcard with our contact information.

[redacted]:.

- Attempted to reach on 12/4/2024. Left a postcard with our contact information.

[redacted]:. Ms. Gaitie Zaheer

- Member of the community, and at the corner of Flintridge Drive and Corcel Drive.
- Often walks to the center with her child.
- Has written a letter of support for the CUP modification.

<u>On North side of property</u>

[redacted]:

- Could not reach 12/7/2024. We left contact information at the door.

[redacted]: Mr. Howard Goodman

- Visited on 12/7/2024.
- Mr. Goodman has been a resident of the neighborhood for a long time. He wished us happy holidays. He said that he had no complaints and was very happy with us as neighbors. He had received flyers and information from us previously, and thanked us for keeping them informed.

[redacted]:

- Attempted to reach on 12/8/2024, but no answer. We left our contact information.

[redacted]: Ms. Chigiy Binell

- Visited on 12/8/2024.
- We met with Ms. Binell. She did not have concerns or feedback at the time. She wished us happy holidays.

[redacted]: Mr. Ralph Cramer. We share a fence with them and split the cost to replace the fence between our two properties. We installed a 2-foot lattice on top of the fence.

- Mr. Cramer joined us for Community Cafe on Oct 19th and we continue to be in text communication with him.

- Based on previous discussions, we moved our basketball hoop away from his backyard, changed the lighting to point away from his home, installed individual switches to each parking lot light so that lights closest to his backyard are only turned on when needed.

[redacted]: Ms. Fatima (Tina) and Mr. Ibrahim Hashemi

- Met with Ms. and Mr. Hashemi on 12/7. They have been living in the neighborhood for 30+ years. They were gracious enough to invite us for dinner and tea. They mentioned that they have heard good things about WVMA outreach from neighbors across the street and have very positive opinions about our community (quiet, polite). Ms. Hashemi has met Ms. Lubna Sheikh (WVMA Executive Director) in the past regarding efforts for a struggling Afghan family.

[redacted]: Mr. Sharath Raghava and Ms. Smrithi Konanur. We share a fence with them on the north of our facility.

- We shared the cost to replace a chain link fence covered with ivy with a good neighbor fence and added a 1-foot privacy lattice on top.
- We have been in communication with them since October 2022.
- We met with them on 12/20 2024 at their home. They highlighted concerns around parking lot lights, and noise especially during Friday and Saturday nights during the summer. We discussed lowering the lights, and repointing them downwards. We have complied with their request.
- Ms. Konanur also mentioned speeding on Chirco Drive, and would like us to remind our community to drive safely. We agreed to do so.
- Mr. Raghava is also concerned about sound leaking from the prayer auditorium when the doors are opened. We have redirected indoor speakers away from the door, and placed a barrier next to the door to block sound when doors are opened.
- They also requested that cricket in the parking lot be moved to a park. We will discuss this and determine the best course of action.
- We also discussed planting additional hedges for both noise and vehicle lights.

[redacted]: Mr. Raman Bindlish.

- Met with Mr. Bindlish on 12/21/2024 at his home.
- He highlighted that there are no trees behind his property, and any cars entering our facility shine lights into his bedroom. He has planted some trees, but they have not grown yet. We discussed potentially planting some hedges and trees on our side of the property.
- Mr. Bindlish would also like us to move the basketball hoop away from his property.
- Mr. Bindlish is also concerned about speeding on Chirco Drive. We agreed to remind our attendees to drive safely and within speed limits.
- Mr. Bindlish also mentioned that on Friday afternoons around 2:20 p.m., his son and other students return from school on bikes, around the same time the Friday prayers are over. We agreed to see if we can move up the timings of the Friday prayers from 1:30 p.m. to 1 p.m. to help address any concerns. We can do this during the winter months, but in summer months, this may not be possible due to the timings of the prayer.

[redacted]: Mr. Omar Ali and Ms. Zahra Kassam

- Mr. Ali and Ms. Kassam are members of our community and recently acquired this property with the explicit goal of being near WVMA. The property is undergoing remodeling while they live on Farley Road temporarily in a rented home. Ms. Kassam has written a letter of support for our application to the planning department.

[redacted]:

- Unable to reach on 12/7/2024.

[redacted]: Did not get the name of the residents.
- Visited on 12/7/2024. They thanked us, were unfamiliar with WVMA, and did not identify any concerns.

[redacted]: Ms. Ying Lin Yueh
- Visited on 12/7/2024. Ms. Yueh did not have any concerns and wished us a happy weekend.

[redacted]: Ms. Donna and Mr. Earl Boucher
- Visited on 12/7/2024.
- Ms. Donna Boucher answered the door. They are long-time residents of the neighborhood. She said that we are good neighbors and don't mind the traffic or noise on Fridays.
- Ms. Boucher said she is familiar with our mosque and appreciated our visits in the past. She did not have any complaints, and wished us happy holidays.

[redacted]: Ms. Sonia (Norka) Espejo
- Visited on 12/7/2024.
- Ms. Espejo was very appreciative of our visit, and wished us happy holidays. She said that she was familiar with WVMA and considered us good neighbors.

[redacted]: (corner of Chirco Dr. and Benedict Ln.)
- Met on 12/7/2024. Did not share a name.
- The resident was unfamiliar with WVMA and had no complaints about noise or traffic.

Nearby neighbors (within a few blocks of the facility)

[redacted]: Ms. Rasha Lashin and Mr. Sabri Brahim.
- WVMA community members and supportive of our application.
- Ms. Lashin and Mr. Brahim live one block away and often walk to our facility.

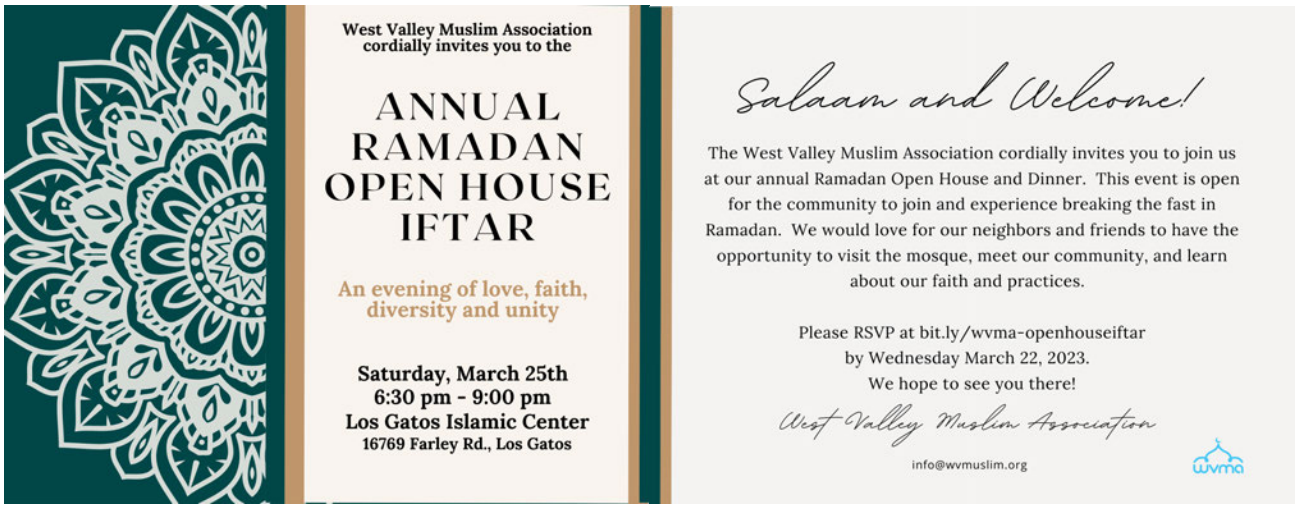
[redacted]: Ms. Lamia Ibrahim
- Lives three blocks away.
- WVMA community member and has written a letter of support to the planning department.

Annual and Group Outreach

We have done annual outreach to our neighbors from the time we purchased the property in 2018, particularly before Ramadan to inform our neighbors about our activities. We have invited our neighbors to open house iftars (breaking of the fast in Ramadan), morning meet-ups, and community cafes. These are not new activities that we just started, but have been ongoing. Below are some examples of invitations sent to our neighbors:

March 2023 Open House

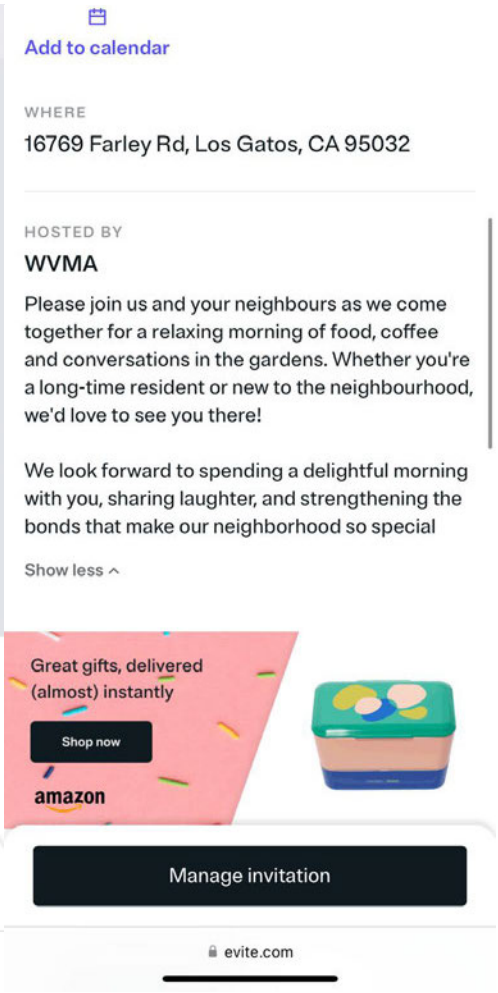
This invitation was printed and hand delivered to each of our neighbors on Farley Road, Flintstone Drive, Corcel Court, and Chirco Drive.

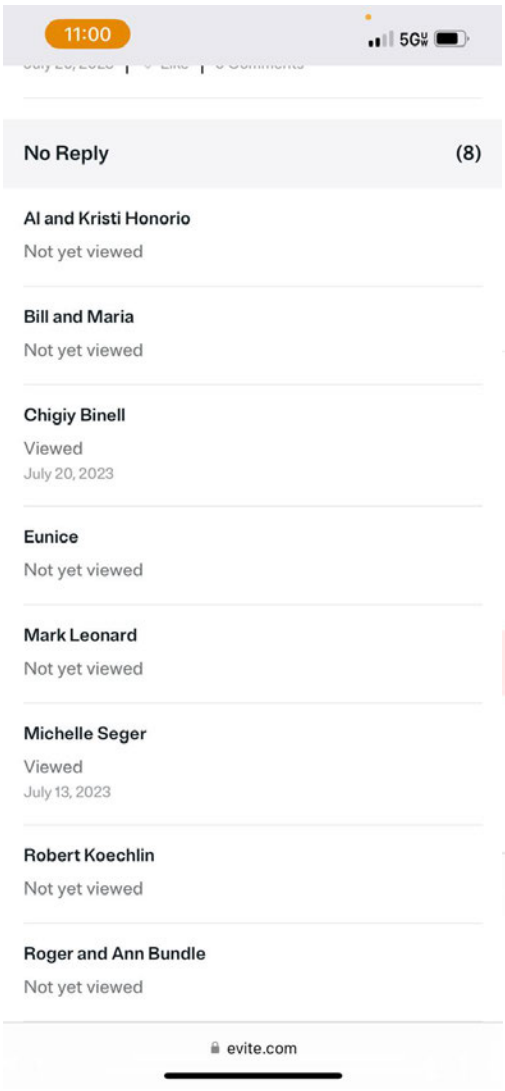


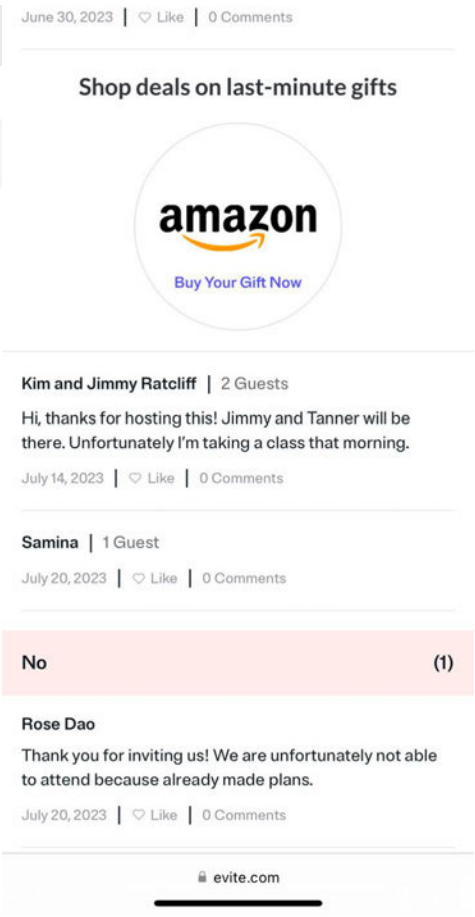
July 2023 Evite Invitation

The following 4 images show the Evite invitation sent for morning meet-ups with our neighbors. Images show the names and some comments.





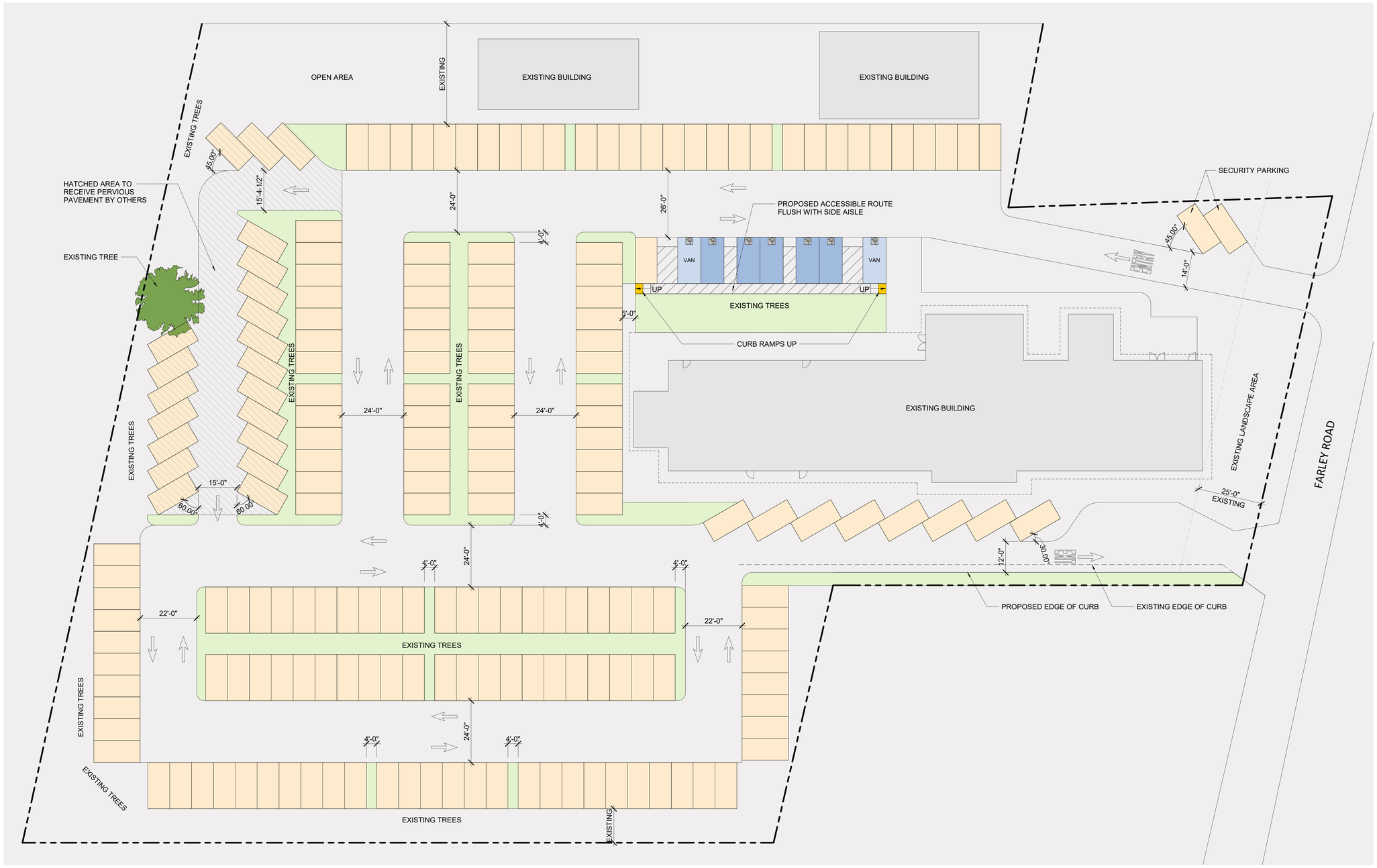




Our most recent Community Cafe event was on Sunday, October 19th where 5 of our immediate neighbors joined us along with multiple police officers from Los Gatos/Monte Sereno Police Department, and a member of the Los Gatos Diversity, Equity, and Inclusion (DEI) Commission. We gave them a tour of our facility, and sought their feedback. Below are some photos relating to that event.


wvma
Community
Café at LGIC
Come have a coffee with us and meet your neighbors
Saturday, October 19th | 10:00 am - 11:15 am
LGIC, 16769 Farley Rd.
@wvmuslim



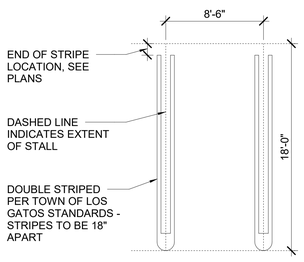


STALL TYPE LEGEND

- UNISTALL
- ACCESSIBLE
- VAN — VAN ACCESSIBLE

PARKING STALL SUMMATION

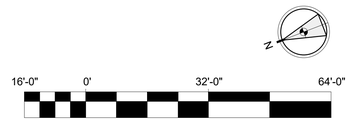
LEVEL	UNISTALL (8'-6"x18'-0")	ACCESSIBLE (9'-0"x18'-0")	VAN ACCESSIBLE (9'-0"x18'-0")	TOTAL
LEVEL 01	196	5	2	203
TOTAL	196	5	2	203



1 UNISTALL STALL TYPE

NOTES:

1. ALL EXISTING DIMENSIONS TO BE VERIFIED IN FIELD BY OTHERS
2. ALL EXISTING LANDSCAPE ELEMENTS TO BE VERIFIED IN FIELD BY OTHERS
3. USE DETAIL 1 TO DOUBLE STRIP ALL STALLS PER TOWN STANDARDS



SCALE: 1/16" = 1'-0"

6/17/2025 3:39:29 PM

Architects + Engineers + Parking Planners
WATRY DESIGN, INC.
San Jose, California
Long Beach, California
watrydesign.com

NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN - PARKING

WEST VALLEY MUSLIM ASSOCIATION
16769 FARLEY RD.

LOS GATOS, CA

REVISIONS

NO.	DATE	BY

CONCEPT DESIGN

JOB NO.:	25-047
DATE :	06/05/2025
DESIGN :	AYUB PATEL
DRAWN :	YILING WANG
CHK. BY:	AYUB PATEL
SCALE :	As indicated

SHEET:

PK2.1

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29 April 2025

Matthew Visick
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
mvisick@reubenlaw.com

Subject: West Valley Muslim Association, Los Gatos, CA
Hours of Operation Noise Analysis
Salter Project 25-0042

Dear Matthew:

We understand that the West Valley Muslim Association (WVMA) is requesting that their allowable hours of operation be increased as follows:

- Nighttime hours: From 10 p.m. to 10:30 p.m.
- During the 30-day month of Ramadan: From 11 p.m. to 11:30 p.m.
- Morning hours: Daily dawn (Fajr) indoor prayer service starting an hour and 15 minutes before sunrise

Neighbors have expressed concern that noise related to these activities (e.g., vehicle traffic, ingress and egress) could be intrusive to their homes. This report summarizes calculated noise transfer to the nearest adjacent property lines, compares these to applicable Town criteria, and provides mitigation recommendations as needed.

SUMMARY

Our measurements and analysis indicate that noise associated with the requested extended hours of operation, such as from vehicles arriving and departing, would not exceed the Town Noise Ordinance standards. Additionally, measured event arrival and departure activity did not noticeably increase noise levels above ambient.

LOS GATOS CODE OF ORDINANCES

Chapter 16 of the Los Gatos Municipal Code[1] provides the Town's Noise ordinance. We have included the full sections applicable to the project in Appendix A. The pertinent criteria are summarized as follows:

- Section 16.20.055 relates to motor vehicle noise and includes the following applicable criteria:
  - Typical non-commercial vehicle noise (less than 6,000 lbs.) is limited, according to the Vehicle Code of the State of California, to 95 dBA[2]
  - Heavy vehicles (greater than 10,000 lbs.) are not to idle for 15 minutes or more during any hour within 150 feet of a residential area
  - Vehicle repair and testing noise shall meet the Town's property line noise limits
  - Motorized recreational vehicles (e.g., non-commercial racing vehicles, motorcycles, go-carts, campers) must meet the Town's property line noise limits
- Section 16.20.015 provides the property line noise limits. Based on the WVMA's requested increased hours of operation, our analysis focuses on the hours between 10 p.m. and 6 a.m. The applicable noise limits for the site during this time period are as follows:
  - Weekdays: 54 dBA
  - Weekends and Holidays: 49 dBA
- Section 16.20.010 addresses noise made between 10 p.m. and 8 a.m. (curfew noise disturbance). This section prohibits the following types of noise from being generated within 100 feet of a building regularly used for sleeping purposes or from disturbing any person(s) within hearing distance of such noise:
  - Unreasonably disturbing noises that are physically annoying to people of ordinary sensitivity or which are so harsh or prolonged or unnatural or unusual in their use, time or place as to cause physical discomfort to a person(s)
  - Noises that are not necessary in connection with an activity which is otherwise lawfully conducted

1 https://library.municode.com/ca/los_gatos/codes/code_of_ordinances?nodeId=CO_CH16NO

2 A-Weighted Sound Level – The A-weighted sound pressure level, expressed in decibels (dB). Sometimes the unit of sound level is written as dB(A). A weighting is a standard weighting that accounts for the sensitivity of human hearing to the range of audible frequencies. People perceive a 10 dB increase in sound level to be twice as loud.

SITE DESCRIPTION

The WVMA is located at 16769 Farley Road. The building is along the road and there is a parking lot in the rear (to the north). The facility has a driveway at each end. The arrival driveway is on the east side of the property and the departure driveway is to the west. The motorized gate at the departure driveway has been disabled to reduce noise from gate operation and from vehicles driving over the gate track. The property is adjacent to residential properties on all sides. There are approximately 5-to-6 foot-tall wood slat fences separating WVMA property from the adjacent residences along every property line except the south (Farley Road).

AMBIENT NOISE MEASUREMENTS

We conducted three long-term ambient noise measurements between January 31 and February 11th. LT-1 was located at the departure egress aisle, LT-2 was located on Farley Road and LT-3 was located in the rear parking lot. Our noise monitors were mounted on trees and utility poles at an approximate height of 12 ft above grade. The measurement locations are shown on **Figure 1** for reference.

ANALYSIS

Vehicle Noise

We did not measure vehicle noise in excess of 95 dBA at any of the three measurement locations over the duration of our measurement interval.

Additionally, we understand that the WVMA parking lot is not used for heavy vehicle idling, vehicle repair or testing, or recreational vehicle usage. Therefore, the project meets the motor vehicle noise criteria of Section 16.20.055 and this is not expected to change if the requested increased hours of operation are granted.

Nighttime Hours – Event Departure Noise

The Town's property line noise limits concern heavy vehicle idling, vehicle repair and testing, and recreational vehicles. These seemingly do not apply to vehicle egress noise. However, to provide additional context to the noise environment at the site, we conducted additional noise analyses in relation to the property line noise limits and existing ambient noise levels.

Using the WVMA's schedule of events, we identified the average noise level ($L_{eq}(h)$[3]) in the hour after an event as the congregation was leaving[4]. We measured the following noise levels:

- Location LT-1: WVMA Egress Aisle – 49 dBA
- Location LT-2: Farley Road – 53 dBA
- Location LT-3: WVMA Rear Parking Lot – 53 dBA

Based on the barrier noise reduction methodology specified in Laymon Miller[5] and our experience with similar projects, we calculate that the wooden fences between the WVMA and adjacent properties provide approximately 7 dB of noise reduction across the property lines. Accounting for potential discontinuities in the fencing, we are conservatively applying a 5 dB reduction. This would result in the following property line noise levels:

- West Property Line: Adjacent to WVMA Egress Aisle (fence) – 44 dBA
- South Property Line: Adjacent to Farley Road (no fence) – 53 dBA
- North Property Line: Adjacent to WVMA rear parking lot (fence) – 48 dBA

Our analysis indicates that the weekday 54 dBA criterion would be met at each property line. The 49 dBA weekend and holiday criterion would be met at the residential property line adjacencies (west and north).

For additional context, we compared noise from the congregation leaving an event to ambient noise levels measured during the same hour on nights when no events were held. Table 1 summarizes this analysis. For reference, ambient noise levels are higher during rain. This is due to the sound of the rainfall and because vehicle noise is louder on wet roadways. So, for simplicity, the following noise level comparisons are all at times when, according to available weather data, it was not actively raining.

---

3 $L_{eq}(h)$ – The equivalent steady-state A-weighted sound level that, in a stated period of time, would contain the same acoustic energy as the time-varying sound level during the same period.

4 Community Event departure, 8 to 9 p.m. Friday, 2/7/25 (no rain)

5 Laymon Miller, *Noise Control for Buildings and Manufacturing Plants* (Cambridge, Mass: Bolt, Beranek, and Newman, Incorporated, 1981), Chapter 10

Table 1: Event Departure Noise Level Comparison Along Farley Road

Measurement Location	Measured Noise Level from Congregation Leaving Event (8 to 9 p.m., Fri 2/7, No Rain)	Measured Weekday Ambient Noise Level (8 to 9 p.m., No WVMA Event, No Rain)	Measured Weekend Ambient Noise Level (8 to 9 p.m., No WVMA Event, No Rain)
LT-1: WVMA Egress Aisle	49 dBA	44 to 55 dBA	46 to 51 dBA
LT-2: Farley Road	53 dBA	47 to 52 dBA	46 to 53 dBA
LT-3 WVMA Rear Parking Lot	53 dBA	44 to 52 dBA	45 to 52 dBA

Measured noise levels from the congregation leaving an event were within 1 dB of measured ambient noise levels on weekdays and weekends when there was no WVMA event. For reference, increases of less than 3 dB are typically considered unnoticeable[6].

Though vehicle egress noise does not apply to the Town property line noise criteria, our measurements and analysis indicate that noise levels from the congregation leaving an event would meet these standards. Additionally, our measurements indicate that event departure did not noticeably increase noise levels above ambient.

Sunrise Prayer – Event Arrival Noise

We conducted similar noise measurements and analysis for the congregation arriving to an event. The following noise levels were recorded during a WVMA event arrival[7]:

- Location LT-1: WVMA Egress Aisle – 53 dBA
- Location LT-2: Farley Road – 56 dBA
- Location LT-3: WVMA Rear Parking Lot – 53 dBA

Accounting for the fences at the site perimeter results in the following property line noise levels:

- West Property Line: Adjacent to WVMA Egress Aisle (fence) – 48 dBA
- South Property Line: Adjacent to Farley Road (no fence) – 56 dBA
- North Property Line: Adjacent to WVMA rear parking lot (fence) – 48 dBA

6 Based on findings from the US Department of Transportation Urban Mass Transit Administration (UMTA) and The Federal Interagency Committee on Noise (FICON). This standard is also applied in other Bay Area noise elements, such as, Sunnyvale and Piedmont.

7 Arabic Playground and Women's Fitness arrival, 9 to 10 a.m. 2/6/25 (no rain)

Our analysis indicates that the weekday 54 dBA criterion and 49 dBA weekend and holiday criterion would be met at the residential property line adjacencies (west and north).

Table 2 compares event arrival noise to ambient noise levels measured during the same hour in the mornings when no events were held. Similar to Table 1, all reported noise levels are from days and times when it was not raining.

Table 2: Sunrise Service Approximation

Measurement Location	Measured Noise Level from Congregation Event Arrival (9 to 10 a.m., Th 2/6, No Rain)	Measured Weekday Ambient Noise Level (9 to 10 a.m., No WVMA Event, No Rain)	Measured Weekend Ambient Noise Level (9 to 10 am, No WVMA Event, No Rain)
LT-1: WVMA Egress Aisle	53 dBA	48 to 53 dBA	N/A*
LT-2: Farley Road	56 dBA	50 to 64 dBA	N/A*
LT-3 WVMA Rear Parking Lot	53 dBA	46 to 54 dBA	N/A*

* We were not able to compare to weekend non-event ambient noise levels because there were morning services on all weekend days over the course of our measurements (and we assume this would be the case moving forward).

Measured noise levels from the congregation arriving to an event were within the range of measured ambient noise levels on weekdays.

Though vehicle ingress noise does not apply to the Town property line noise criteria, our measurements and analysis indicate that noise levels from the congregation arriving to an event would meet these standards at the west and north property lines. Note that the 56 dBA measurement along Farley Road includes all traffic. Thus, it is not fully attributable to WVMA activity. Additionally, our measurements indicate that event arrival did not increase noise levels above ambient.

Additional Discussion

Our analysis has primarily focused on vehicle ingress and egress for facility events as that is the activity likeliest to occur between the hours of 10 p.m. and 6 a.m. (in line with the WVMA's request for extended hours of use). Between 10 p.m. and 6 a.m., the Town Noise Ordinance prohibits "unreasonably disturbing noises that are physically annoying to people of ordinary sensitivity". This is difficult to quantify. However, the Ordinance allows noise that is "necessary in connection with an activity which is otherwise lawfully conducted" and allows vehicle noise of the type that is anticipated with the requested hours of use. Therefore, the extended hours of use would not appear to violate the Town's applicable noise standards. Additionally, we understand that the facility will be using security guards and volunteers to direct traffic and manage parking. This should further reduce noise transfer to neighboring residences.

We understand that event noise within the facility occurs with windows and doors shut. Thus, we do not expect activity within the building to exceed the Town Noise Ordinance criteria.

We also understand that there are no exterior speakers that might produce amplified music or voices to neighboring property lines.

CONCLUSION

Our measurements and analysis indicate that the requested extended use hours would not violate the Town's applicable noise standards. Additionally, measured event arrival and departure activity did not noticeably increase noise levels above ambient. This concludes our noise analysis for this project. Please let us know if you have any questions.

Best,

SALTER



Francis Fedora
Consultant



Ben Piper
Senior Associate

APPENDIX A: LOS GATOS CODE OF ORDINANCES

Chapter 16: NOISE

§ 16.20.010. Curfew noise disturbance.

a) No persons shall between the hours of 10:00 p.m. and 8:00 a.m. make, cause, suffer or permit to be made any noise disturbance which:
  1) Is made within one hundred (100) feet of any building or place regularly used for sleeping purposes; or
  2) Disturbs any person(s) within hearing distance of such noise.
b) No persons shall make, cause, suffer or permit to be made any noise or sounds which:
  1) Are unreasonably disturbing or physically annoying to people of ordinary sensitivity or which are so harsh or prolonged or unnatural or unusual in their use, time or place as to cause physical discomfort to a person(s); or
  2) Are not necessary in connection with an activity which is otherwise lawfully conducted.

(Ord. No. 1852, § II (11.30.010), 5-20-91)

§ 16.20.015. Exterior noise levels for residential zones

No person shall cause, make, suffer or allow to be made by any machine, animal, device or any combination of same in a residential zone, a noise level more than six (6) dB above the noise level specified for that particular noise zone, as shown on the Noise Zone Map (Appendix A)*, during that particular time frame, at any point outside of the property plane.*

(Ord. No. 1852, § II (11.30.015), 5-20-91)

The applicable zoning criteria are copied below. Note that the Noise Zone Map applies a 5 dB penalty for weekends and holidays, and this is reflected in the final column of the table.

Table A1: Zoning Criteria

Time of Day	Weekdays Ambient Noise Level	Weekday Max Level (Ambient + 6 dB)	Weekend and Holiday Max Level (Weekday Criteria – 5 dB)
6:00 a.m. to 1:00 p.m.	55 dBA	61 dBA	56 dBA
1:00 p.m. to 10:00 p.m.	59 dBA	65 dBA	60 dBA
10:00 p.m. to 6:00 a.m.	48 dBA	54 dBA	51 dBA

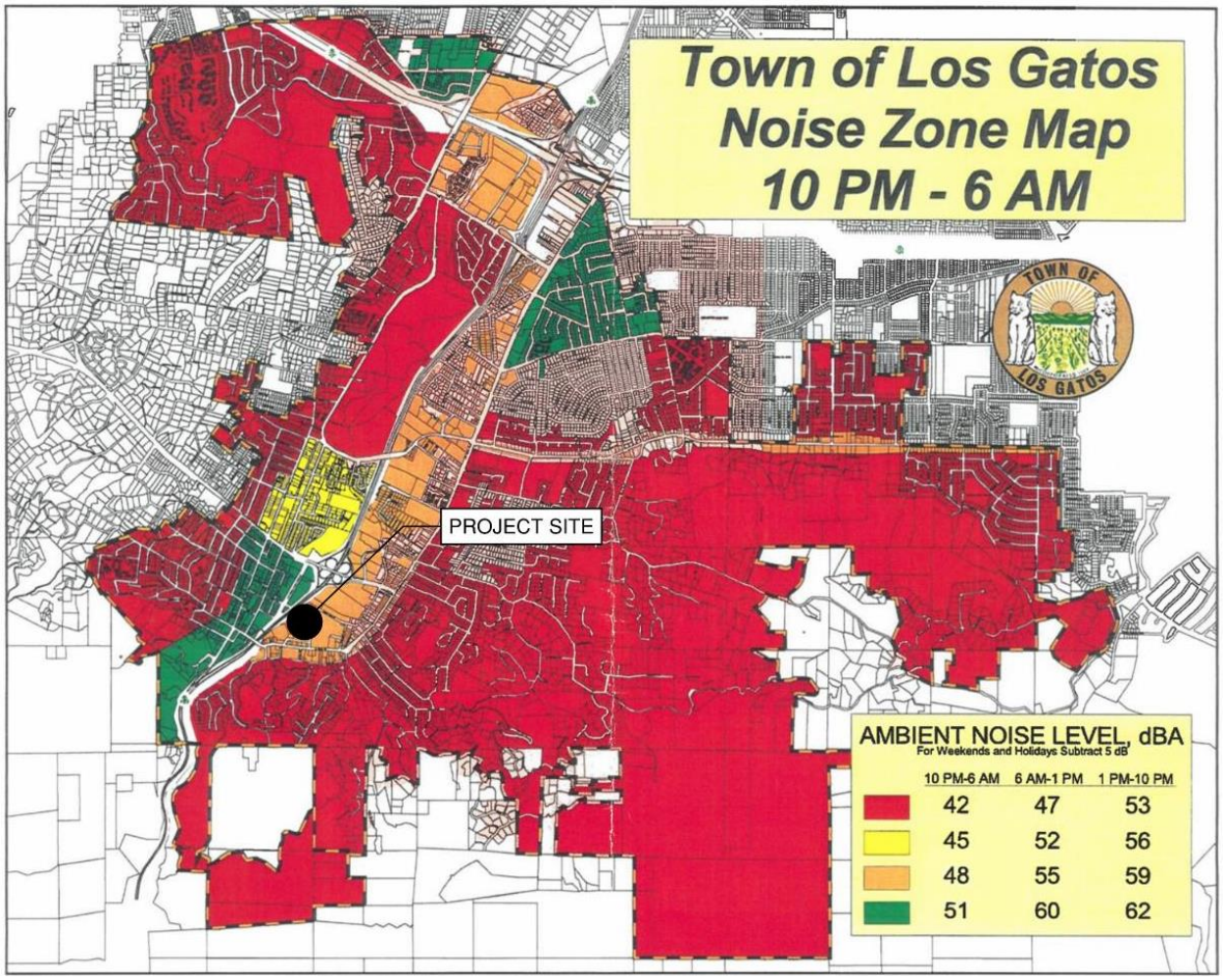
We are examining the WVMA's requested hours allowable hours of operation after 10 pm and at sunrise. Therefore, our analysis focuses on the (strictest) criteria from 10 p.m. to 6 a.m.

§ 16.20.055. Motor Vehicle Noise

a) *Motor vehicles. It shall be the policy of the Town to enforce those sections of the Vehicle Code of the State of California regarding motor vehicle noise emission limits and equipment problems which create noise problems, motor vehicle horns, sound levels emitted from off highway vehicles operating off the public right-of-way, and the successors thereof.*
b) *Refuse collection vehicles.*
    1) *Except as authorized by contract with the Town or regional agency, no person shall collect refuse with a refuse collection vehicle between the hours of 6:00 p.m. and 6:00 a.m. the following day in a residential area.*
    2) *No person authorized to engage in waste disposal service or garbage collection shall operate any truck-mounted waste or garbage loading and/or similar device in any manner so as to create any noise exceeding state or federal standards.*
c) *Vehicle, motorboat and aircraft repairs and testing. No person shall repair, rebuild, modify or test any motor vehicle, motorboat or aircraft in such a manner as to create a noise disturbance across a residential property plane or at any time to violate the provisions of Article II of this chapter.*
d) *Standing motor vehicles. No person shall operate or permit the operation of any motor vehicle with a Gross Vehicle Weight Rating (GVWR) in excess of ten thousand (10,000) pounds, including refrigeration and/or heating units attached to any vehicle weighing in excess of five thousand (5,000) pounds, or any auxiliary equipment attached to same, for a period of fifteen (15) minutes in any hour while the vehicle is stationary, for reasons other than traffic congestion, within one hundred fifty (150) feet of a residential area or designated noise sensitive zone, between the hours of 10:00 p.m. and 7:00 a.m. of the following day.*
e) *Motorized recreational vehicles operating off public rights-of-way. No person shall operate or cause to be operated any motorized recreational vehicle off a public right-of-way in such a manner that the sound levels emitted therefrom violate the provisions of this chapter. This paragraph shall apply to all motorized recreational vehicles, whether or not duly licensed and registered including, but not limited to, commercial or noncommercial racing vehicles, motorcycles, go-carts, amphibious craft, campers and dune buggies, but not including motorboats.*

LOS GATOS ZONE NOISE MAP

Below is the applicable portion of the Los Gatos Noise Zone Map. We have indicated the location of the project site for reference.


Town of Los Gatos
Noise Zone Map
10 PM - 6 AM
TOWN OF LOS GATOS
PROJECT SITE
AMBIENT NOISE LEVEL, dBA
For Weekends and Holidays Subtract 5 dB
10 PM-6 AM 6 AM-1 PM 1 PM-10 PM
42 47 53
45 52 56
48 55 59
51 60 62

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FOR ACOUSTICAL DESIGN INFORMATION ONLY

WEST VALLEY MUSLIM ASSOCIATION
NOISE MEASUREMENT LOCATIONS

FIGURE 1

Salter #	FGF/BDP
25–0042	03.21.25

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S-20° 35' 20" W. 327.25'

STORAGE

2-MINISTERS UNITS

38' - 9 23/32"

N-57° 18' 50" W. 72.50'

RES

+6.73'

+7.17'

18' - 0"

+7.08'

28

9' - 0" (TYP.)

+6.33'

26' - 0"

S-20° 35' 20" W. 126.00'

+7.90'

+8.00'

18' - 0"

+7.92'

+7.92'

12

5C

14' - 0"

+9.42'

18' - 0"

17' - 0"

15

AUDITORIUM-3

AUDITORIUM-2

AUDITORIUM-1

FLAT ROOF

S-57° 18' 50" E. 325.78'

18' - 0"

26' - 0"

16' - 0"

7' - 0"

16' - 0"

26' - 0"

18' - 0"

5' - 0"

7

8.92'

10' - 2"

8.00'

+6.00'

+6.00'

5' W.I. FENCE

SERVICE

9.17'

9.50

N-57° 18' 50" W - 154.85'

FARLEY ROAD

BRICKS

4" CO

+10.00'

+8.00'

EGRESS

14' - 0"

18' - 0"

26' - 0"

180' - 0"

27' - 0"

26' - 0"

18' - 0"

N-21° 00' 24" 43" E. 159.83'

5' W.I. FENCE

INV= 0.94'

16' - 0"

20' - 0"

5' - 0"

20

9

20

9

PC-2

RES

18' - 0"

8' - 0"

18' - 0"

+6.00'

26' - 0"

N-57° 24' 24" W-102.54'

26

18' - 0"

+6.88'

+6.46'

PC-1

RES.

G-R

N-21° 09' 00" 00" E. 292.74'

EXHIBIT 8

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13 March 2026

Matthew Visick
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
mvisick@reubenlaw.com

Subject: **West Valley Muslim Association, Los Gatos, CA**
Acoustic Review of Public Comments
Salter Project 25-0042

Dear Matthew:

We have reviewed the Public Comments provided to us via email on 6 August 2025. Included is a documentation of traffic noise levels collected by Hongzhi Zhao, a resident at [redacted]. Additionally, we have reviewed the 27 July 2025 document titled *West Valley Muslim Association (WVMA) Traffic Noise Levels on Farley Road Between 4:00am-6:00am During the Summer Morning Services* that was also authored by Hongzhi Zhao. We have the following comments.

Summary

- **Mr. Zhao applied the wrong noise standard.** The analysis does not compare measured vehicle noise to the applicable motor vehicle standards of the Los Gatos Municipal Code. It compares them to the general property line noise limits which do not apply.
- **Mr. Zhao used incorrect measurement settings.** The measurements were made with the sound level meter set to "fast" response. Per the Los Gatos Noise Ordinance, traffic noise levels should be measured in "slow" response.
- **Mr. Zhao's interpretation would result in ordinary driving being a civil infraction.** If the general nighttime property line noise limits were applied to vehicle noise, then all vehicles – not just those associated with the WVMA – traveling at the speed limit along Farley Road between the hours of 10 pm and 7 am would be in violation of the noise ordinance.

Motor Vehicle Noise Standards

Mr. Zhao has compared vehicle passby noise against the general nighttime (10 pm to 7 am) property line noise limits set forth in the Los Gatos Noise Ordinance, which are as follows:

- Weekdays: 54 dBA
- Weekends and Holidays: 49 dBA

Mr. Zhao has also provided reference to vehicle noise vs. speed[1]. This table is shown below.

Speed (mph)	Noise at 50 ft (dB)		
	Auto	Medium Truck	Heavy Truck
30	62	73	80
31	62	74	80
32	63	74	81
33	63	75	81
34	64	75	81
35	64	76	82
36	65	76	82
37	65	77	82
38	66	77	82
39	66	77	83
40	67	78	83

Extrapolating the data in the table indicates that auto noise levels at a speed of 25 mph (the speed limit along Farley Road) would be approximately 60 dBA at a distance of 50 feet. Therefore, if the general nighttime property line noise limits were applied to vehicle noise, then all vehicles – not just those associated with the WVMA – traveling at the speed limit along Farley Road between the hours of 10 pm and 7 am would be in violation. Additionally, residential properties along Farley Road are closer than 50 feet to the roadway. Thus, vehicle passby noise levels would be even louder than levels reported in the table.

All nighttime vehicle passbys on Farley Road do not exceed the Noise Ordinance. This is because, in addition to general property line noise limits, the Los Gatos Municipal Code provides different noise standards for specific categories such as construction, animals, and **motor vehicles**. Section 16.20.055 of the Town's Noise Ordinance provides the motor vehicle noise standards which are summarized as follows:

- Typical non-commercial vehicle noise (less than 6,000 lbs.) is limited, according to the Vehicle Code of the State of California, to 95 dBA[2]

---

1 https://nonoise.org/resource/trans/highway/spnoise.htm

2 A-Weighted Sound Level – The A-weighted sound pressure level, expressed in decibels (dB). Sometimes the unit of sound level is written as dB(A). A weighting is a standard weighting that accounts for the sensitivity of human hearing to the range of audible frequencies. People perceive a 10 dB increase in sound level to be twice as loud.

- Heavy vehicles (greater than 10,000 lbs.) are not to idle for 15 minutes or more during any hour within 150 feet of a residential area
- Vehicle repair and testing noise shall meet the Town's property line noise limits
- Motorized recreational vehicles (e.g., non-commercial racing vehicles, motorcycles, go-carts, campers) must meet the Town's property line noise limits

Mr. Zhao's noise measurements do not indicate that WVMA traffic has exceeded the motor vehicle standards of the Los Gatos Municipal Code.

Section 16.10.010 of the Code defines the "continuous or recurrent acceleration of a motor vehicle or other engine while stationary" as a noise disturbance. Additionally, this section specifies that motor vehicle horns are to be used solely for traffic safety purposes. Therefore, congregants of the WVMA should avoid "revving" engines or honking horns, except as necessary for traffic safety purposes during site ingress and egress. We understand the WVMA has parking lot attendants at high-traffic events directing traffic before and after to reduce the likelihood of these occurrences.

Sound Level Meter Settings

In the *WVMA Traffic Noise Levels on Farley Road Between 4:00am-6:00am During the Summer Morning Services* document, Mr. Zhao indicates that the sound level meter was set to "fast" response. Section 16.10.010 of the Town Municipal Code specifies that sound level measurements are to be taken in "slow" response "unless the noise issue is impulsive". This section further defines impulsive sound as follows:

Impulsive sound means sound of short duration, usually less than one (1) second, with an abrupt onset and rapid decay. Examples of impulsive sound include explosions, drop impacts, and firearm discharge.

While certain motor vehicle noises, such as backfires, trunk slams, or speed bumps could be considered impulsive, vehicle passbys are not impulsive. Therefore, these noise measurements should have been made with the meter in "slow" response. Measuring in "fast" results in higher reported noise levels than measuring in "slow" and is not accurate per the measurement procedures defined in the Municipal Code.

This concludes our acoustic review of the public comments. Please let us know if you have any questions.

Best,

SALTER



Ben Piper
Vice President

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WVMA CUP: Executive Summary
March 19, 2026

This is a summary of our request to modify the conditional use permit for our facility on Farley Road. We have submitted supporting documents that contain more detailed information.

What We Are Requesting

We are applying for a conditional use permit to extend hours to (1) offer pre-sunrise prayers beginning 1.5 hours before sunrise; (2) night prayers until 10:30 PM, especially in summer when the sun sets late; and (3) Ramadan nightly prayers. ***A mosque's fundamental purpose is to offer prayers in congregation—this is not optional for our faith.***

The pre-sunrise and nightly prayer times are determined by the position of the sun. They cannot be changed by individuals or institutions. This is why we need this modification.

Ramadan is our holiest month—a time of fasting, reflection, and additional prayers. The nightly Taraweeh prayers are offered immediately following the night prayer and take about 2.5 hours to complete by reading one chapter of the Quran. During the 30 days of Ramadan, we are requesting extended indoor usage until 11:30 PM when sunset occurs at 7:30 PM or earlier, and until 12:00 AM when sunset occurs later. To comply with our existing CUP, we have sought unorthodox temporary special exemptions from our religious scholars to read only half a chapter of the Quran per night.

All of our prayer services are held indoors, with no amplified outdoor sound. Alcohol is strictly prohibited in our faith, and there is no music included in any of our services.

Why This Site, At This Scale, Is Appropriate

Thirty-six years ago, in 1990, the Town approved this 682-seat religious facility with 186 parking spaces at this location, on this street, in this residential neighborhood. Concentrated arrival and departure times, evening and night services for holy days, and occasional overflow parking are inherent characteristics of religious assembly—characteristics the Town accepted when it granted that approval. **The suitability of this site for religious use at this scale and intensity is a settled matter.**

WVMA purchased this facility for over $11 million in 2018 specifically because it was an approved religious assembly facility with established capacity for this scale of operation. The question before the Commission is not whether Farley Road can accommodate this facility—that was decided in 1990. The question is whether extending hours creates new impacts.

Conditions We Are Accepting

The original 1990 CUP issued to Jehovah's Witnesses contained 7 conditions. A 2020 update had 10. As part of this modification, WVMA is agreeing to 24 conditions—a significantly expanded and more restrictive set that reflects our sincere commitment to being good neighbors.

What We Have Done to Accommodate Our Neighbors

We have actively reached out to every one of our 65 neighbors, listened to their input, and gathered meaningful feedback from everyone we could reach. Our relationship with the vast majority of our neighbors is positive and respectful. We personally invited all of our neighbors to a Ramadan Dinner on Feb 27. 2026, regardless of their views on our CUP applications. Our accommodations have included:

- Installing fences and planting trees to increase privacy (incl. $4,300 for a new fence for our immediate neighbor)
- Redirecting parking lot lights away from neighboring homes
- Removing the track from our $50,000 two commercial gates to reduce noise
- Installing signs throughout the facility reminding attendees to keep quiet
- Traffic guards and volunteers directing departures on busy nights
- Continuous education and reminders to our members to be respectful of neighbors
- Inviting neighbors to quarterly Café Open Houses and Ramadan dinners
- Sharing our contact information with all neighbors so they can reach us directly

We take the safety of our neighbors and our community very seriously. We have proactively requested Los Gatos Police to patrol Farley Road and surrounding streets, asked them to install speed radar signs, and sought their advice on improvements. We have not received any verbal or written concerns from either the Los Gatos Police or the Santa Clara County Fire Department.

Our Ramadan Experience

For both 2025 and 2026, we had higher attendance on weekends and the odd-numbered nights in the last 10 days of Ramadan—this is consistent with Islamic tradition. All prayers were held indoors in the three auditoriums. There were no outdoor prayers or activities except for arrival and departure.

Our busiest nights, with approximately 850 attendees (well within our building's fire code capacity when using all three auditoriums), were March 26, 2025 and March 13, 2026—both corresponding to the 27th night of Ramadan, the holiest night of the year for Muslims. In 2026, except for two nights, we had 600 or fewer attendees on all other nights.

Regarding street parking: In addition to 180 spaces in our parking lot, we secured permission to use 38 additional spots at Affordable Treasures.

Even on the busiest nights, at the end of services we cleared our parking lot in approximately 20 minutes, using both driveways, quietly and safely with traffic guards and volunteers.

Eid Prayers—Our Sacrifice

In 2025, we conducted our most important celebration, Eid-ul-Fitr, at an offsite location at Vallco Parking Garage. ***Instead of using our own facility—the facility we purchased for $11 million to serve our community—we inconvenienced ourselves and our members.*** We prayed in an open garage, in rain and cold weather, where we had to set up prayer mats, a sound system, food stalls, and play areas for our children, at substantial cost and burden. In 2026, we will use the West Valley College gymnasium for our Eid celebration, with similar cost, organization and expense.

We did this because we wanted to be good neighbors. We did not want our most joyous celebration to create any burden on the surrounding community. There are very few such facilities available, and in future years and as celebrations move into the rainy season, we may have to hold it at our facility with staggard times.

Noise Compliance

We commissioned an independent noise study from Salter, a well-respected acoustical consulting firm with extensive experience in land use approvals. Their measurements and analysis concluded that our use would not violate the Town's noise standards. Specifically, they found that noise from vehicles arriving and departing was within 1-3 dB of ambient levels—a difference that acoustic experts consider unnoticeable. All measurements were below the Town's weekday nighttime criterion of 54 dBA.

A neighbor submitted a separate noise study. Our consultant reviewed it and identified two technical errors: the study applied the wrong noise standard and used an incorrect meter response setting. The neighbor's study has been professionally rebutted, and applying the neighbor's interpretation would result in ordinary driving being a civil infraction.

The Town's Noise Ordinance explicitly provides that noise is only prohibited if it is "not necessary in connection with an activity which is otherwise lawfully conducted." Vehicle traffic arriving at and departing from a religious facility, and congregants walking quietly to their parked cars, are inherently necessary to the lawful operation of a religious assembly.

Responding to Accusations

We have maintained excellent relations with most of our neighbors. From the time we purchased this facility, we have made a point of visiting with them, nurturing relationships, and inviting them regularly to community events. However, a small group of neighbors, through a law firm, have made several accusations. We believe these issues should be resolved based on objective evidence rather than subjective impressions.

Regarding CUP compliance: Our prayers end by the times in our existing CUP. In recent years, we obtained a temporary special religious exception to shorten our Ramadan prayers to ensure compliance. We have cleared our facility by 11 p.m. throughout Ramadan.

Regarding attendance claims: We have never had 1,000+ attendees during Ramadan. Most nights we had 600 or fewer. On our busiest nights we reached approximately 850 attendees—well within our building's fire code capacity when using all three auditoriums. No evidence of 1,000+ attendance has been provided.

Regarding outdoor services: We do not have outdoor services, and there is no outdoor amplification during Ramadan. A photograph purportedly showing outdoor Ramadan services was actually taken during the COVID-19 pandemic when social distancing required outdoor worship.

Regarding parking: Our facility was permitted with 682 seats and 186 off-street parking spaces—a 4:1 ratio of attendees to spaces, matching the Town code requirement for houses of worship.

Regarding noise: The professional noise study demonstrates that our use does not violate the Town's noise regulations. The Town's noise ordinance prohibits unreasonable noise; it does not regulate hours of operation.

We have been transparent with our usage and provided very detailed and thorough documents for review. We appreciate the recommendation of approval by the Town of Los Gatos Planning Department. Our usage of the facility meets all of the Town's ordinances including noise, occupancy, traffic, and safety requirements.

We are a community of families—parents, children, grandparents—who simply want to practice our faith in the facility we purchased for that purpose. We have worked hard to be good neighbors. We have made accommodations that go well beyond what is required. We have sacrificed the use of our own facility for our holiest celebrations to avoid burdening our neighbors.

We respectfully request that the Planning Commission approve this modification.

Other Documents Submitted:

- Letter of Justification
- Historical Context of Approval of 1990 Plans with 682 seating and 186 parking spots
- Ramadan 2026 Neighborhood Outreach
- Neighborhood Outreach
- Noise Study by Salter
- Response by Salter to Mr. Hongzhi Zhao's Noise Study
- Social Media Vitriol

WVMA CUP: Historical Context of 16769 Farley Road
March 19, 2026

Recent press coverage and comments by neighbors have raised the question of whether WVMA's usage of the 16769 Farley Road facility belongs in this neighborhood and on this residential street. The original 1990 approval of a church at 16769 Farley Road resolved this question decades ago. Specifically,

36 years ago, in 1990, the Town approved this 682-seat religious facility with 186 parking spaces at this location, on this street, in this residential neighborhood. Concentrated arrival and departure times, evening and night services for holy days, and occasional overflow parking are inherent characteristics of religious assembly — characteristics the Town accepted when it granted that approval to a church.

Hence, the suitability of this site for religious use at this scale and intensity is a settled matter.

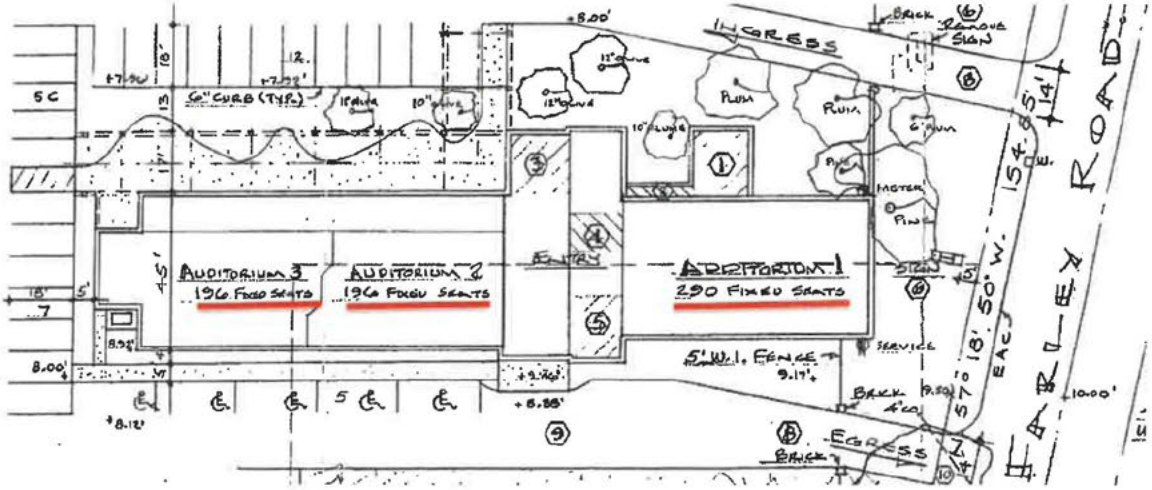
The attached site plan, located in the Town's Laserfiche archives, documents these facility specifications that the Town approved when granting the original Conditional Use Permit to the Los Gatos Congregation of Jehovah's Witnesses.

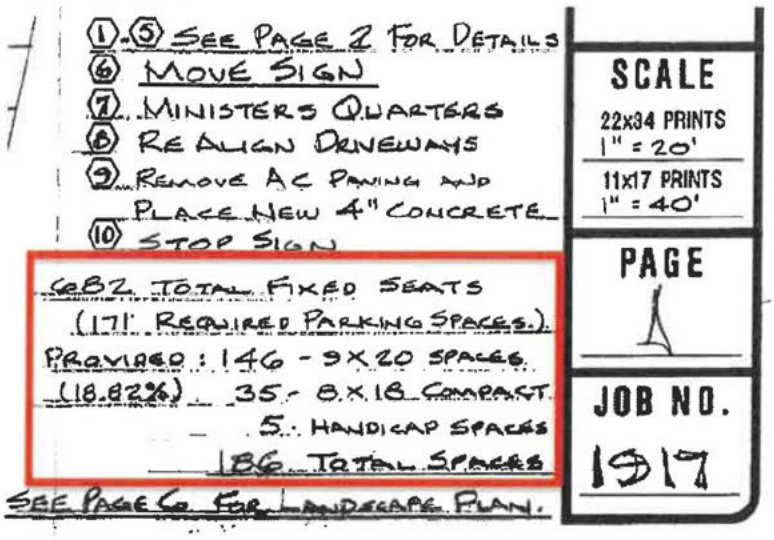
THE 1990 APPROVAL

On January 25, 1990, the Town of Los Gatos granted a Conditional Use Permit for construction of a religious assembly facility at this location. The site plan prepared by architect Frank Oldham (California License C-016122) was stamped approved on February 8, 1990. This plan was part of the due diligence materials provided by the Congregation of Jehovah's Witnesses at the time WVMA purchased the facility in 2018.

The approved site plan specified:

- Three auditoriums with a combined **682 fixed seats**
  (290 in Auditorium #1, 196 in Auditorium #2, and 196 in Auditorium #3)
- Required parking of **171 spaces** to serve those seats
- Provided parking of **186 spaces** — exceeding the requirement
- Planned future expansion to **207 parking spaces** (shown on Page 36 of Planning archive)





INHERENT CHARACTERISTICS OF RELIGIOUS FACILITIES

Religious facilities have well-known operational characteristics that distinguish them from other land uses. These characteristics are inherent to religious assembly regardless of faith tradition:

Concentrated arrival and departure patterns. Services begin and end at specific times, resulting in vehicles arriving and departing within defined windows rather than distributed throughout the day. On those days when the facility is at full capacity, it can be expected that about 200 vehicles will arrive and depart, each within a short period of time.

Special holy days with evening and night services. Every major faith tradition observes periods of intensified worship that include services outside typical daytime hours. For example:

- Judaism: High Holy Days (Rosh Hashanah, Yom Kippur) with evening services
- Christianity: Holy Week services including Maundy Thursday, Good Friday, and Easter Vigil
- Islam: Ramadan nightly prayers (Taraweeh) for 30 days

While the duration of these holy periods varies by tradition, the type of usage — evening and night services with concentrated arrival and departure — is common to all. By approving this religious facility on Farley Road in an R-1:8 zone 36 years ago, the planning staff and Commission had already accounted for this type, volume, and intensity of usage.

WHAT REMAINS TO BE EVALUATED

WVMA's current application seeks only a modification to operating hours to accommodate night prayers determined by sunset, primarily during the month of Ramadan. What remains to be evaluated is not the scale or intensity of the existing use, but whether the same activity occurring during extended hours creates impacts that exceed applicable standards.

We have provided ample evidence that an extension of nighttime hours will not have significant impacts on the surrounding neighborhood. First, we submitted a noise study from a well-respected noise consultant with deep experience in land use approvals so that the impacts of our request to extend our hours could be reviewed objectively. As described below, the study showed that the coming and going of attendees from our facility during the hours in question would not be expected to cause a noticeable increase in noise over existing ambient noise levels, based on measurements taken by several monitors placed in locations designed to identify noise impacts. Second, in 2025 and

2026, public safety personnel were present during the most heavily attended nights and we are not aware of any concerns they had about noise, traffic, or safety.

NOISE STUDY

WVMA commissioned an independent noise study by Salter, a qualified acoustical consulting firm. Salter conducted measurements at three locations on the property between January 31 and February 11, 2025, comparing noise levels during WVMA events to ambient noise levels when no events were occurring. The noise study concluded:

- Noise from vehicles arriving and departing during the requested extended hours would not exceed Town Noise Ordinance standards.
- Measured event arrival and departure activity did not noticeably increase noise levels above ambient. Specifically, noise levels were within 1-3 dB of ambient — a difference that acoustic experts consider unnoticeable.
- At all measurement locations, noise levels from congregation departure were below the Town's weekday nighttime criterion of 54 dBA.

Importantly, the Town's Noise Ordinance (Section 16.20.010) explicitly provides that noise is only prohibited if it is "not necessary in connection with an activity which is otherwise lawfully conducted." Standard vehicle traffic arriving at and departing from a religious facility, and congregants walking quietly to their parked cars, are inherently necessary to the lawful operation of a religious assembly. The ordinance does not prohibit these normal incidents of lawful activity.

The Islamic faith mandates five daily prayers that must be performed within appointed times determined by the position of the sun — times that cannot be changed by individuals or institutions. A mosque's primary purpose is to offer these prayers and the Ramadan (Taraweeh) prayers in congregation at specified times. It is not a matter of scheduling preferences. Offering these congregational prayers at this facility is the very definition of a lawfully conducted activity.

In other words, the same number of vehicles, making the same types of sounds, creates no greater impact at 10:30 PM or 11:30 PM than it does at 9:00 PM — and in all cases, remains within applicable noise standards and is explicitly permitted as necessary to a lawfully conducted activity. The Salter study is submitted separately with our application materials.

CONCLUSION – A SETTLED MATTER

The expectation that potentially hundreds of vehicles would arrive and depart in concentrated time periods, at this facility, on this street, and in this neighborhood, is a settled matter from 36 years ago. The Town made this determination when it approved a 682-seat religious assembly facility with 186 parking spaces, and a future plan of 207, in an R-1:8 residential zone.

WVMA purchased this facility for over $11 million in 2018 specifically because it was an approved religious assembly facility with established capacity for this scale of operation. The existence of this approval was a material factor in that purchase decision.

The question before this Commission is not whether Farley Road can accommodate concentrated vehicle traffic from a religious facility of this scale — that question was answered in 1990. The question is whether extending the hours for that same activity creates new impacts. The independent noise study demonstrates that it does not: the requested hours would comply with all applicable Town noise standards, and would not noticeably increase noise levels above ambient.

APPENDIX: TOWN RECORDS — LASERFICHE REFERENCES

Attachment: 1990 Site Plan — Frank Oldham, Architect (Approved February 8, 1990)

The exact copy of the attached document is also available in the Town's Laserfiche archival system from 1990:
Planning / Address Files / Farley Road / 16769 / 4. Microfiche

- Page 29: Site plan as attached showing auditorium capacities (682 total fixed seats)
- Page 36: Site plan with parking annotation showing future expansion to 207 total parking spaces

Building / Address Files / Farley Road / 16769 / Microfiche / All-Microfiche

- Page 157: Site plan as attached showing auditorium capacities (682 total fixed seats)
- Page 163: Site plan as attached with approval stamp dated February 8, 1990

WVMA CUP: Ramadan 2026 Neighborhood Outreach
March 19, 2026

We went door to door at the beginning of Ramadan informing all residents of our upcoming Ramadan plans. Additionally, we visited most homes, emailed or texted them on Feb 22, 2026 and Feb 26, 2026, inviting them to Ramadan Dinner. We have documented anyone that we were able to meet below. As is evident from below, we have maintained open communication with every neighbor, regardless of their views about our CUP application.

Immediate Neighbors on Farley Road

[redacted] Ms. Kim and Mr. Jimmy Ratcliff. Our exit driveway borders their property.

- We invited them to Ramadan Dinner on Feb 27, 2026. Mr. Ratcliff declined the invitation.

[redacted] New family recently moved in. Our entry driveway borders their property.

- Family was putting baby to bed. Thanked us for the Ramadan Dinner invite.
- Attended the Ramadan Dinner invite on Feb 27, 2026.

Neighbors on South Side of Farley Road

[redacted] Mr. Mark Leonard

- We invited them to Ramadan Dinner on Feb 27, 2026. Mr. Leonard and a guest attended the dinner.

[redacted]

- Mrs. Ping said "so far so good"

[redacted] Mr. Bill Hoeft. Directly across from the entrance.

- We invited them to Ramadan Dinner on Feb 27, 2026. Mr. Hoeft attended the dinner.
- Minor disruption – we don't really notice
- Noted that Nextdoor social media is really heated.
- Misses seeing Omar Ali, a WVMA member that used to live across the street.
- Had questions on why are asking for 30 years, as opposed to 15 years and applying again.

[redacted] Mr. Roger and Ms. Ann Bundlie. Directly across from the exit.

- No response.

[redacted] John

- Said we can block his driveway if we need more parking – he doesn't mind
- Wished us Happy Ramadan
- Hopes we are getting the support we need from the neighborhood

[redacted]

- Said they are doing great, and asked if we are doing OK.
- We invited them to Ramadan Dinner on Feb 27, 2026
- Had positive feedback.

[redacted]:

- Met with resident. Dislikes when someone parks in front. Offered cones.
- Invited to Ramadan Dinner.

[redacted]: Dr. Shreyas Mallur

- Dr. Mallur joined us for Ramadan Dinner on Feb 27, 2026.

Neighbors on North Side of Farley Road

[redacted]: Johanna

- Ms. Johanna said we are the quietest neighbors, no littering, no loitering, no disturbance of peace.

[redacted]:

- Met with resident. "No issues"
- Invited to Ramadan Dinner.

On West side of property

[redacted]: Mr. [redacted] and Ms. [redacted]. We share a fence with them.

- Invited Mr. [redacted] to Ramadan Dinner. Mr. [redacted] said they were out of town and could not join.
- Over text we discussed possibly getting together again, but were not able to set up a time.

Flintridge Dr

[redacted]

- Met with resident. Said we are doing alright.

[redacted]

- Met with resident. Said they do not have any feedback. "we're good"

[redacted]: Ms. Gaitie Zaheer

- WVMA community member

On North side of property

[redacted] Mr. Ralph Cramer.

- Invited Mr. Cramer for Ramadan Dinner. Mr. Cramer thanked us and said he was would not be able to attend.

[redacted]: Mr. Sharath Raghava and Ms. Smrithi Konanur. We share a fence with them on the north of our facility.

- Invited Mr. Raghava to Ramadan Dinner. Did not hear back.

[redacted] Mr. Raman Bindlish.

- Invited Mr. Raghava to Ramadan Dinner. Did not hear back.

[redacted] Mr. Omar Ali and Ms. Zahra Kassam

- Mr. Ali and Ms. Kassam are members of our community and recently acquired this property with the explicit goal of being near WVMA.

Nearby neighbors (within a few blocks of the facility)

[redacted] Ms. Rasha Lashin and Mr. Sabri Brahim.

- WVMA community members and supportive of our application.

[redacted] Ms. Lamia Ibrahim

- Lives three blocks away.
- WVMA community member and has written a letter of support to the planning department.

WVMA CUP: Social Media Vitriol Against CUP
March 19, 2026

We submit this document to provide context for the environment in which Muslim Americans live today—and to help explain why this application, and its outcome, carries meaning far beyond a land use decision.

At the beginning of Ramadan 2026, news coverage of our conditional use permit application triggered a wave of hateful and Islamophobic commentary across social media. The comments compiled below include calls for our deportation, suggestions that our mosque be vandalized, destroyed, or burned down, and assertions that Muslims do not belong in America, among other things.

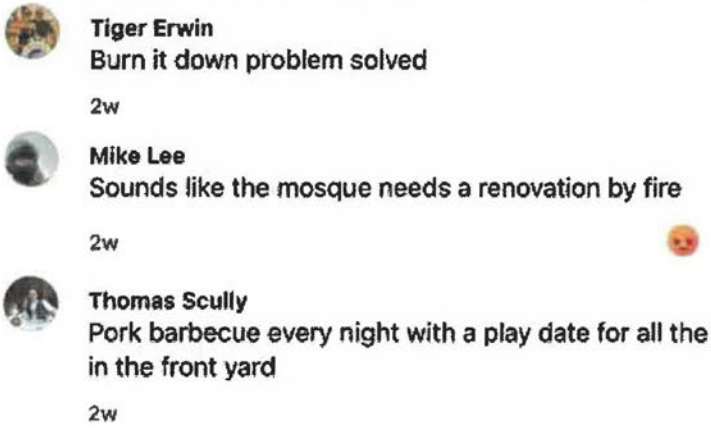
This is the reality Muslim Americans navigate every day. Our community regularly faces heightened suspicion and hostility. We are asked to prove our loyalty and justify our presence. Mosques across the country have received bomb threats. Muslim children are bullied in schools. Families like ours worry about wearing hijab in public or having visibly Muslim names. The current conflict in the Middle East has intensified this climate. A routine permit application becomes national news not because of the zoning issues involved, but because it involves a mosque.

We share this not to claim victimhood, but to be honest about what is at stake. When our community sees this application publicly debated, we see it through the lens of a lifetime of being told we do not belong. Our children see these comments when they search for news about their mosque. This is the backdrop against which we come before you today—not asking for special treatment, but asking to practice our faith in a facility that has been approved for religious use for 36 years.

The comments below are presented exactly as they appeared online. We have redacted nothing.

KTVU Fox 2
Link to news story: https://www.ktvu.com/news/los-gatos-mosque-wants-extend-hours-until-11pm-residential-neighborhood

Social media comments:
https://www.facebook.com/100064799227930/posts/pfbid0bTcyVMPi9gVcoBxWiF5UxMq5CrcKtro8VB8wZv3mYkaTr2nkdJfcVXkbcGhu9HEql/?fs=e&mibextid=wwXIfr



Tiger Erwin
Burn it down problem solved
2w

Mike Lee
Sounds like the mosque needs a renovation by fire
2w

Thomas Scully
Pork barbecue every night with a play date for all the dogs while playing death metal in the front yard
2w

2w

Stuart Perlman
Garrick Roshau absolutely they do, assimilate to your new home country or don't come here, learn the traditions and customs of your new home country or don't come here.

2w

Patrek Jinxoe
Mary Mactavish Muslims want to make the whole world practice sharia law. They start by slowly migrating to non Muslim areas them breed like crazy to boost their numbers then they try and take over. If they had the brains or knowledge to fight the West and win they'd do that but the West is too technologically advanced for them to do that so they are trying to do what the Christians did a thousand years ago...

Cris Royosopolis
It's almost like catholic church's had midnight mass.

2w 248

Joe Rodriguez
Cris Royosopolis don't compare Gods church with one of the devils creations

2w 10

Clayton Ruprecht Newtonnards IV
Oh "the religion of Peace" ?
I'm sure the imam is not inciting violence and they're not using the place to store weapons and bombs.

2w

Top fan
Craig Johnson ...
Burn it down

2w

Ben Faust
Pitch forks and torches

2w 10

Susan Epp
Do they blast that loud obnoxious call to prayer?

1w

John Brownwood
A D9 would fix the issue

2w 4

Andrew Laney
John Brownwood I'm willing to try it with a D6

David Estrella
This is why you dont let them in the first place... see what inclusion got you.. it will never be turned back..and sounds like it will grow more and push the town foundation out... good luck..

2w 75

Joshua Sunday
Laurie Cragin-Klammt it's not racist to see the evil in this cult. Muslim is many different nationalities, wake up and see for yourself.

2w

Joshua Sunday
Samantha Morgan it's an evil cult, wake up!

2w

Victor Morales
Cancer

2w

Karen Luckhurst
This is America. We don't pray 5 times a day. Most don't pray until Sunday and quietly. Some don't pray at all. Don't come here and expect us to bend your way. If you want to live here, you should know and accept our customs and laws and restrictions. This is the beginning of a problem.

2w 5

Seebast Wagner
Gross. Tear it down instead

2w 2

Tony Spada
Time to move that group to the Mojave desert

2w 4

Kristina Dobbert
Tony Spada they would get chased out of town

2w

Steve Johnston
Tony Spada no, out of this country is best

2w

2w

Deborah Mendicino
NOT IN AMERICA SORRY

2w 28

2w

Michelle Buck
Go be muslim somewhere else.

2w

Luis Javier Flores
Get these savages out of the bay area

2w

Luke Healy
Go back to your county and go as late as you want

2w

Ro Ed
Fk islam. That's how they take over. They start by being peaceful and eventually by force when they have numbers.

2w

Douglas Topal
Nuke instead

2w

Tom Fassett
Deport all of those cockroaches

2w

Robert Hiekel
Send them all back. Stop this pandering insanity. Treat them for what they are, an invading force..

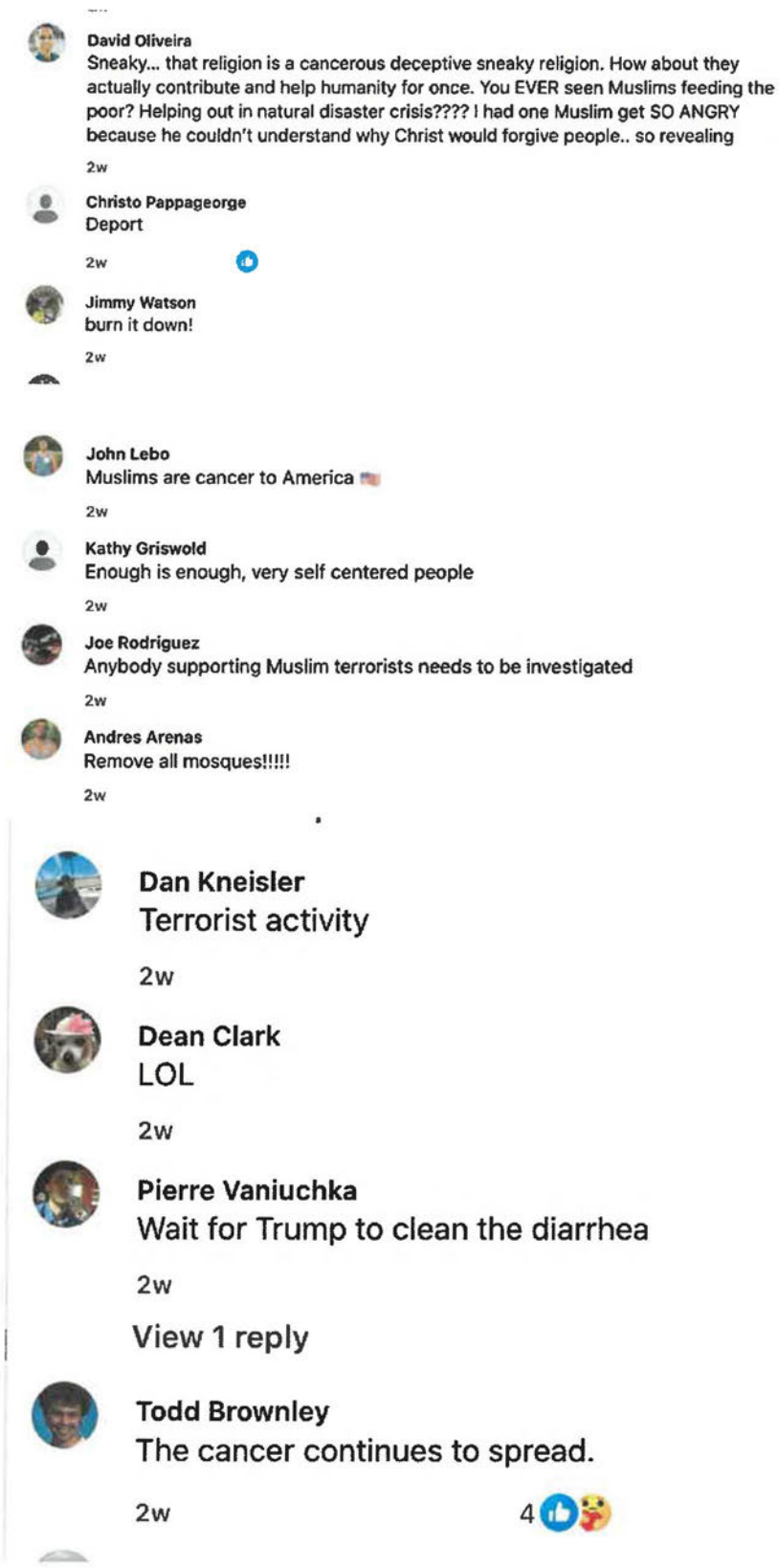
2w

Irma Cadavid
Send them home

2w

Nick Larimer
Ahhh yes foreign towel heads trying to change American lifestyles? Get them tf back to their sand huts we don't need them here

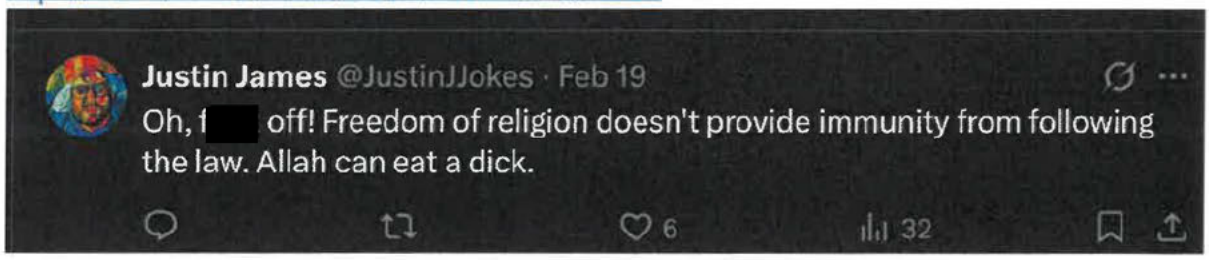
2w



KTVU Twitter
https://x.com/ktvu/status/2024403609681584509?s=12&t=mb4b9RtKVzMUsVKvKeSKgw



https://x.com/KTVU/status/2024705611674349656?s=20



ABC 7 News

Link to news story: https://abc7news.com/amp/post/west-valley-muslim-association-los-gatos-residential-neighborhood-becomes-focus-local-complaints-seeks-extend-hours/18619139/

Social Media:

https://www.facebook.com/100064801178020/posts/pfbid02VD3Pg38gh64zGCcQXpvRBKehjyiG5o3M7YpqQdaXeq6ucvbRCHLe75rbqxcUcugPl/?mibextid=wwXIfr

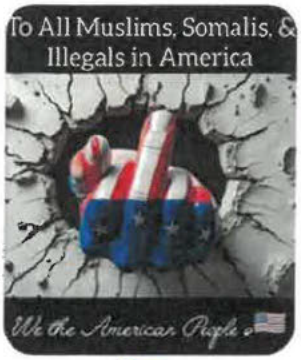
2w

Danny Bee

Shut that Terrorist meeting place down..

2w

David K. DeSilva



2w 10

Sam Ulayyet
David K. DeSilva fastest growing religion.

2w 4

David K. DeSilva
Sam Ulayyet only if you like abusing women, killing dogs and blowing yourself up! lol

2w

The Mercury News

Link to article: https://www.mercurynews.com/2026/02/18/los-gatos-mosque-seeks-extended-hours-amid-neighbors-complaints/?utm_medium=social&utm_campaign=socialflow&utm_content=fb-mercurynews&utm_source=facebook.com

Social Media comments:
https://www.facebook.com/100064570968638/posts/pfbid0Tfi61UfCiZmAnjNSRunXU1VTNX1CjMitkptnSLuPb7HamAYZesDa1vFdpfXFNJ4rl/?mibextid=wwXIfr

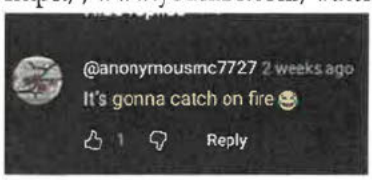
Shawn Dee
I'd recommend not giving up any concessions to Islam, it's ruined every country it's predominant it.

2w

KPIX - CBS News Youtube

Link to news story: https://www.cbsnews.com/sanfrancisco/news/los-gatos-mosqu-leeway-neighbors-upset-over-extra-noise/#

https://www.youtube.com/watch?v=-66phPV3XRQ



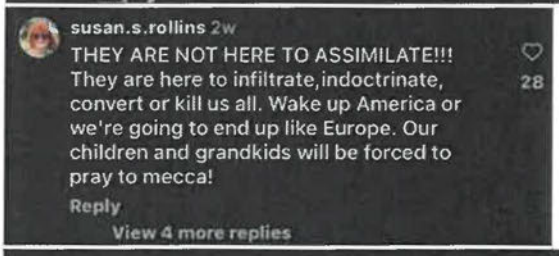


"Kind Joe on Instagram "A Los Gatos mosque wants to bypass the law for Ramadan"
https://www.instagram.com/reel/DU9XcDtlaz7/?igsh=NTc4MTIwNjQ2YQ==
Mentions of deportation, comments inciting destruction and vandalization of the mosque

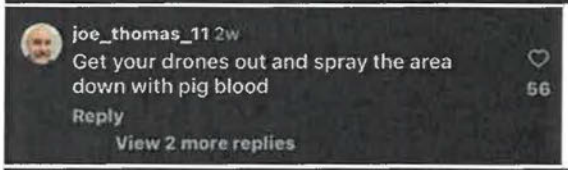




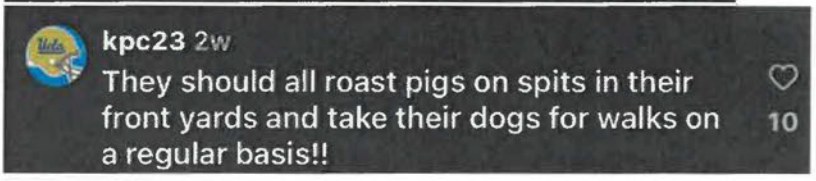




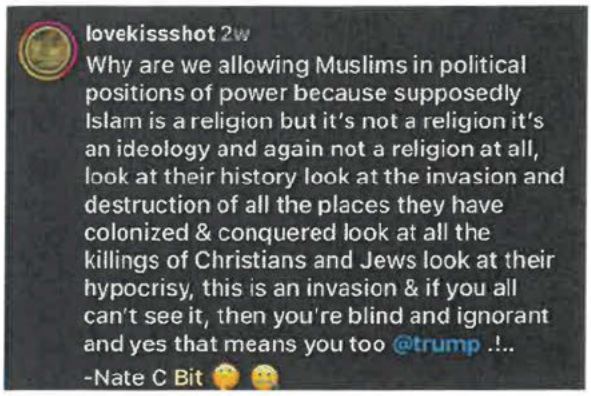








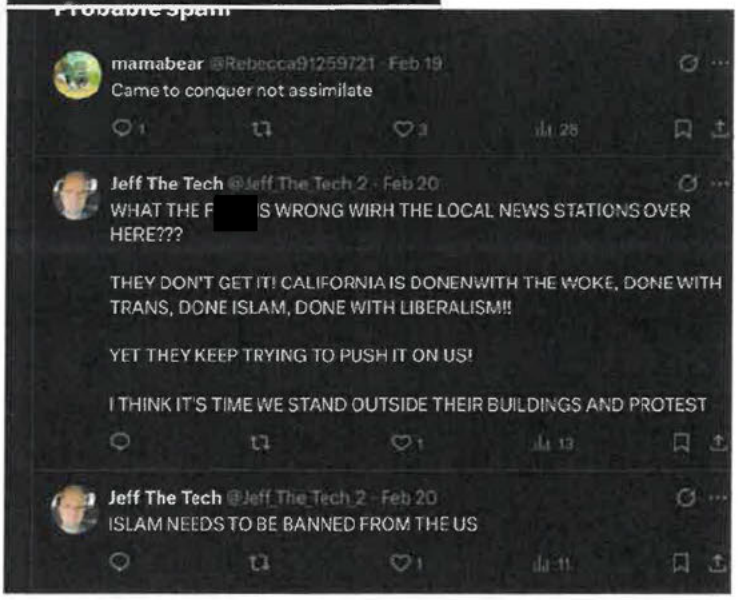

seeker_of_truth02 2w
Get them out we are done
Reply
63
ffpataya 2w
Take that shit out of your country
Reply
31
jtown_gc 2w
Hence proved islam is danger for humanity
Reply
4
saul1aesthetics 2w
They can just go back to Middle East and they can have their crap there
Reply
4
tbonemacgriddle 2w
People need to smoke pork on that area
Reply
17
alma_yerusalem 2w
Wait till they start jihad war in America soil. Then you will see the true colors of Islam
Reply
1
View 1 more reply
emmilee3797 2w
They need to go back and do this on there own land
bobch53 2w
Destroy that mosque
Reply
1
teri.lynnb 2w
DEPORT THEM ALL!! This is NOT a religion, it's a radical & VIOLENT CULT, who HATES America & Americans! They are trying to FORCE their "religion", take over America, take down all Christian & either END ALL Christians or "enslave all white men because they will never submit to Islam" like Ilhan Omar said! They ALL need to be DEPORTED out of OUR country! They have 56 Islamic countries that they have turned into 3rd world shiitholes that are stuck in the 1600s!
Reply
13

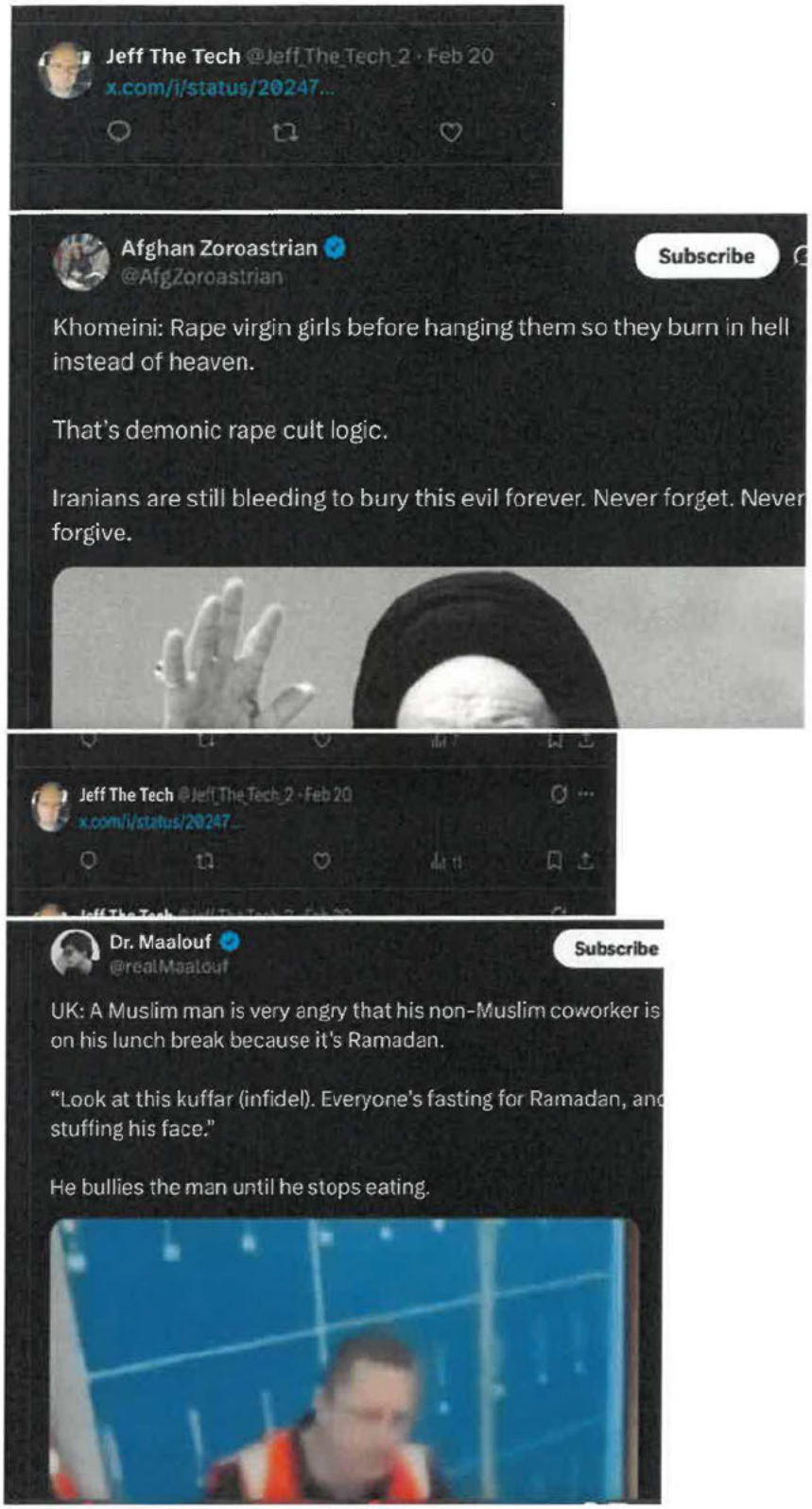


ABC7 NEWS [Twitter]

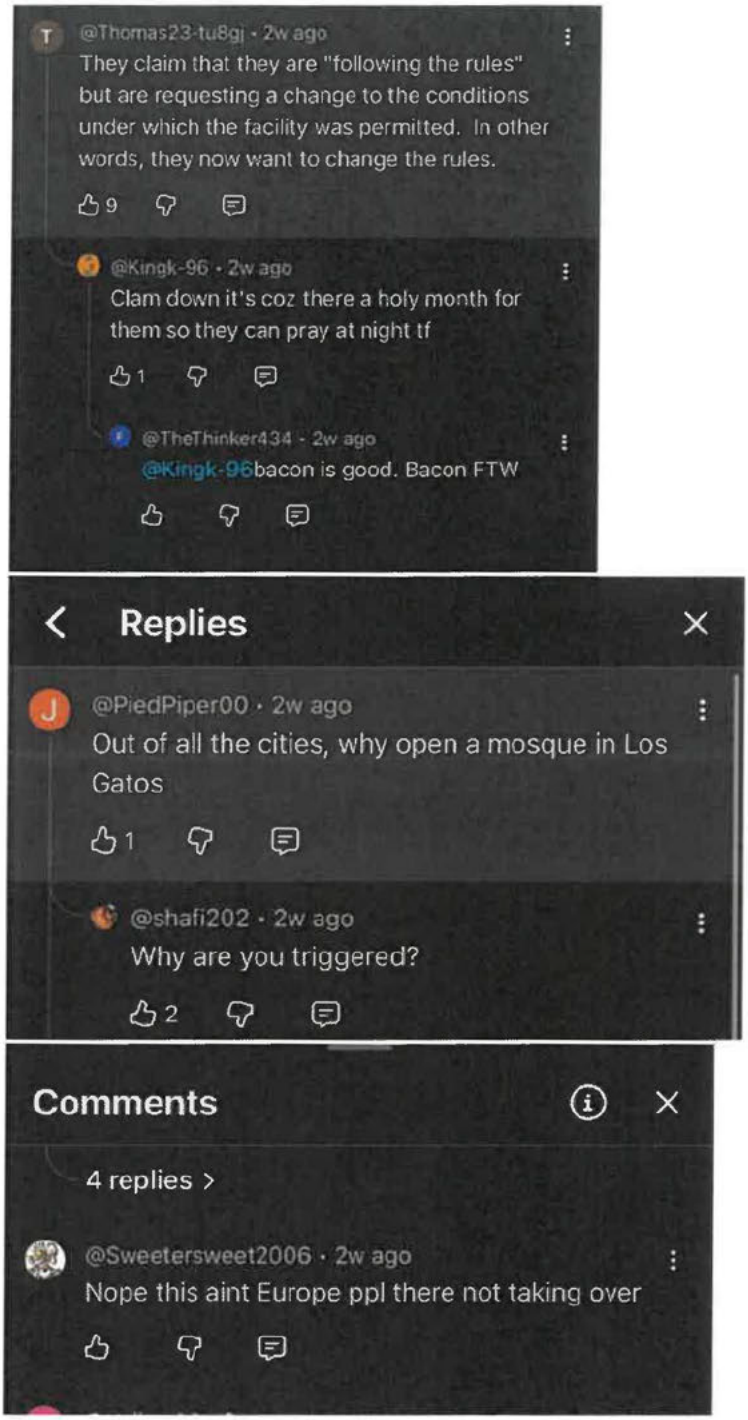


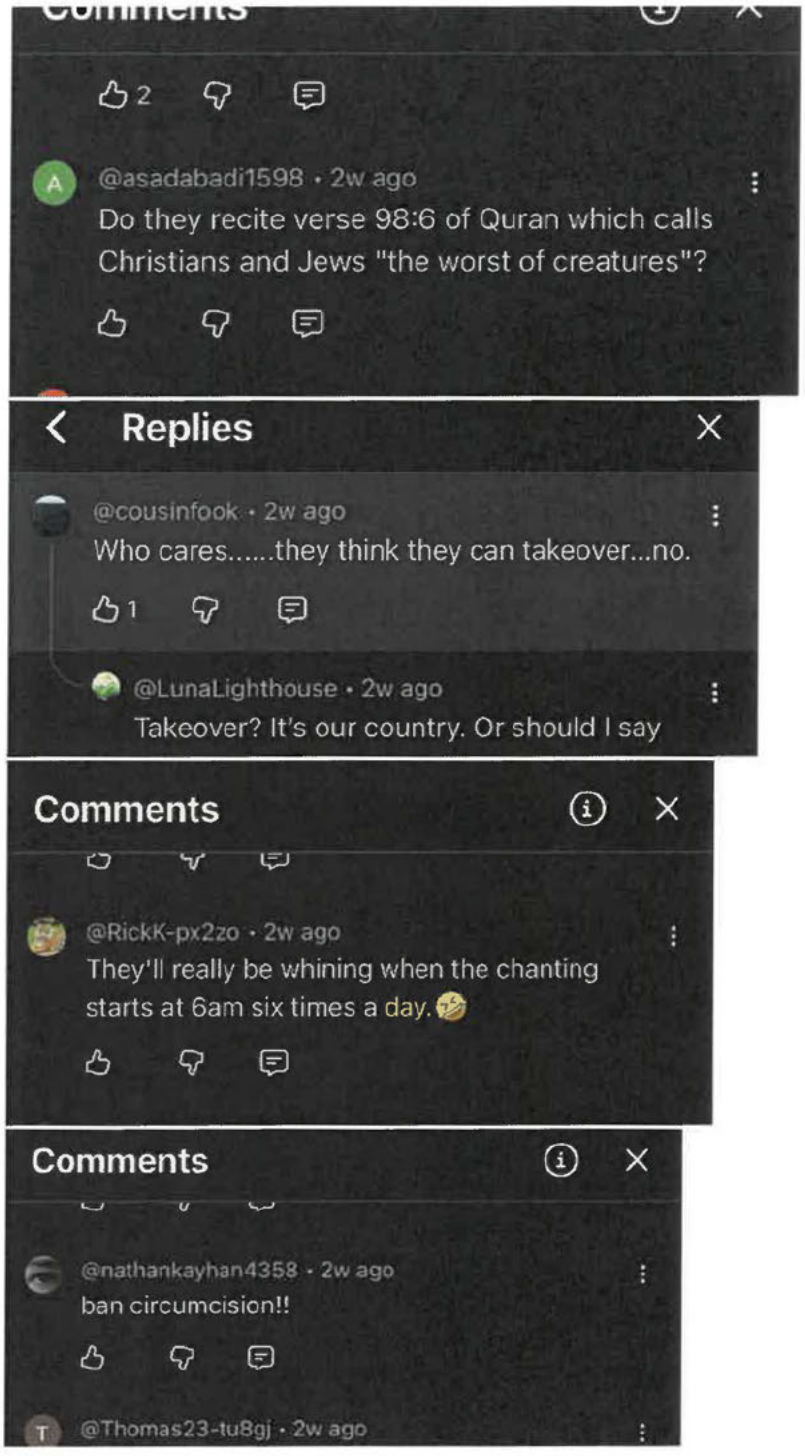

Jeff The Tech
LITERALLY THE NEXT STORY IN MY FEED
wvma
GAZAWOOD - the PALLYWO...
SHOCKING: Suspected inappropriate behavior toward a child in Kanata - one of the richest cities in Stoa town.
Video is short, blurry, hard to say exactly what went down.
One thing is crystal clear: kids deserve way stronger protection and way less exploitation.


Probable Spam
mamabear @Rebecca91259721 · Feb 19
Came to conquer not assimilate
1
3
28
Jeff The Tech @Jeff_The_Tech_2 · Feb 20
WHAT THE F[redacted]S WRONG WIRH THE LOCAL NEWS STATIONS OVER HERE???
THEY DON'T GET IT! CALIFORNIA IS DONENWITH THE WOKE, DONE WITH TRANS, DONE ISLAM, DONE WITH LIBERALISM!!
YET THEY KEEP TRYING TO PUSH IT ON US!
I THINK IT'S TIME WE STAND OUTSIDE THEIR BUILDINGS AND PROTEST
1
13
Jeff The Tech @Jeff_The_Tech_2 · Feb 20
ISLAM NEEDS TO BE BANNED FROM THE US
1
11



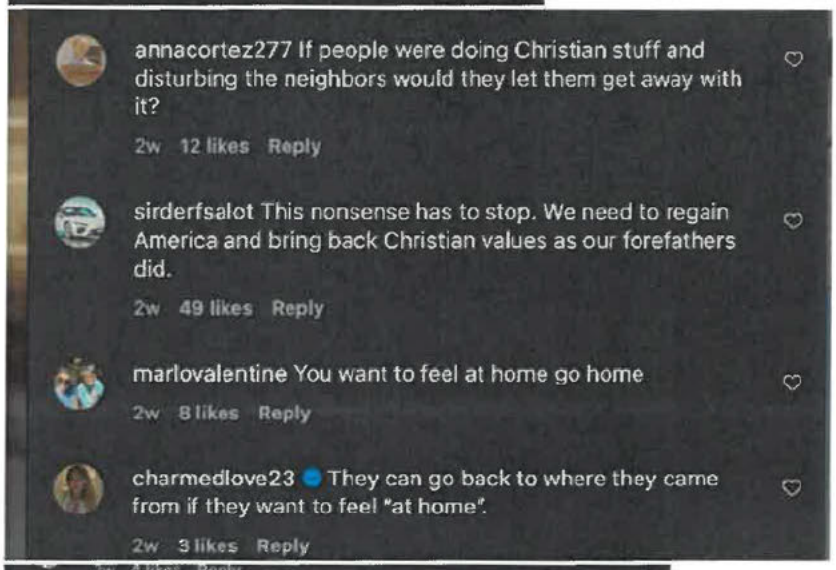
KTVU Fox YouTube

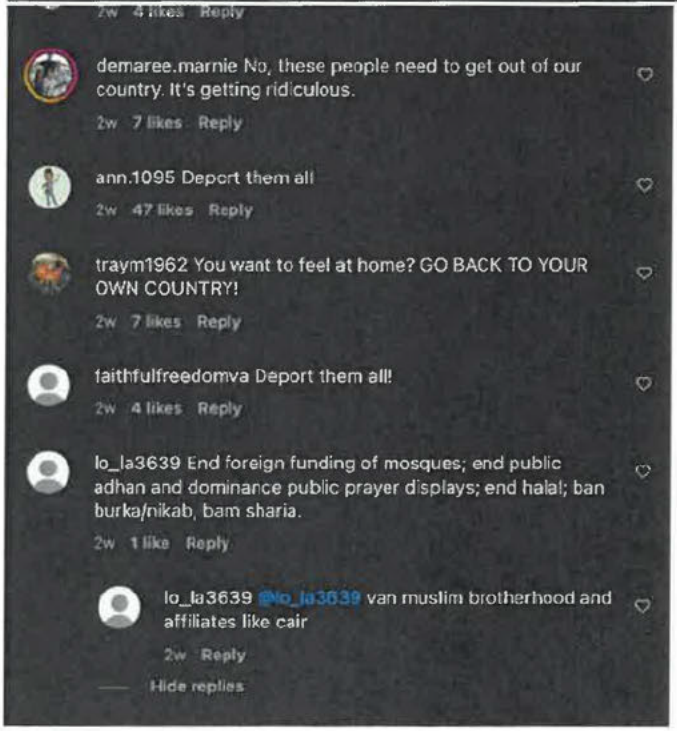

@Thomas23-tu8gj · 2w ago
They claim that they are "following the rules" but are requesting a change to the conditions under which the facility was permitted. In other words, they now want to change the rules.
9
@Kingk-96 · 2w ago
Clam down it's coz there a holy month for them so they can pray at night tf
1
@TheThinker434 · 2w ago
@Kingk-96bacon is good. Bacon FTW
Replies
@PiedPiper00 · 2w ago
Out of all the cities, why open a mosque in Los Gatos
1
@shafi202 · 2w ago
Why are you triggered?
2
Comments
4 replies >
@Sweetersweet2006 · 2w ago
Nope this aint Europe ppl there not taking over



Realtalk.Turning,point on [Instagram]


justsomebody1045 Remove
2w 18 likes Reply
cherrylane90 Respect the law like everyone else has too xx
2w 32 likes Reply
curiously_crow @cherrylane90 moslems privileges
2w Reply
reallisa23j @cherrylane90 exactly
2w Reply
Hide replies


annacortez277 If people were doing Christian stuff and disturbing the neighbors would they let them get away with it?
2w 12 likes Reply
sirderfsalot This nonsense has to stop. We need to regain America and bring back Christian values as our forefathers did.
2w 49 likes Reply
marlovalentine You want to feel at home go home
2w 8 likes Reply
charmedlove23 They can go back to where they came from if they want to feel "at home".
2w 3 likes Reply


demaree.marnie No, these people need to get out of our country. It's getting ridiculous.
2w 7 likes Reply
ann.1095 Deport them all
2w 47 likes Reply
traym1962 You want to feel at home? GO BACK TO YOUR OWN COUNTRY!
2w 7 likes Reply
faithfulfreedomva Deport them all!
2w 4 likes Reply
lo_la3639 End foreign funding of mosques; end public adhan and dominance public prayer displays; end halal; ban burka/nikab, bam sharia.
2w 1 like Reply
lo_la3639 @lo_la3639 van muslim brotherhood and affiliates like cair
2w Reply
Hide replies

From: thanh tran <[redacted]>
Sent: Friday, March 13, 2026 3:52 PM
To: 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>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: Cortney Bui <[redacted]>
Subject: OPPOSITION to CUP Modification - 16769 Farley Road (WVMA)

Dear Planning Commission,

I am writing as a concerned resident to formally oppose the proposed modification of the Conditional Use Permit (CUP) for 16769 Farley Road.

The primary purpose of R-1 zoning is to protect the quiet enjoyment, safety, and character of a residential neighborhood. By definition, a 'Single-Family' zone is designed for low-density living, where the infrastructure—narrow streets, limited street lighting, and minimal drainage—is built to support households, not regional institutions.

When an R-1 property is granted a Conditional Use Permit (CUP), it is an exception, not a right. That exception must remain subordinate to the primary residential use of the area. Allowing a site to become a destination for thousands of visitors transforms a quiet neighborhood into a de facto regional hub. This creates several critical failures:

1. Infrastructure Strain: Residential streets like Farley Road are not engineered for the high-volume 'peak' traffic seen during Friday services or holidays. This creates safety hazards for local children and pedestrians.
2. Environmental Incompatibility: The noise, light pollution from late-night arrivals, and constant turnover of parked cars are inherently at odds with the 'tranquility' that R-1 zoning is legally intended to preserve.
3. The 'Point' of Zoning: If a Single-Family Residential zone can host thousands of people and operate outside standard residential hours, the zone effectively ceases to exist. It becomes a 'General Commercial' or 'Assembly' zone without the proper tax contributions or infrastructure upgrades those zones require.

To allow such an intensive use in an R-1 zone is to ignore the Town's own General Plan, which promises residents that the character of their homes will be protected from high-intensity, non-residential encroachment.

The WVMA's own Strategic Planning Update (January 2026) confirms a trajectory toward becoming a regional hub, citing a 'strong desire for unity across Saratoga and Los Gatos' and 'scenario testing' for increased capacity. This planned intensification is fundamentally incompatible with R-1 zoning. A Conditional Use Permit is a narrow exception, not a mandate for regional expansion. Allowing this modification would ignore the Town's General Plan and permanently degrade the residential character of Farley Road.

We ask for a denial of this modification to protect the established rhythm of our neighborhood.

Sincerely,

Thanh Tran & Neighbors
[redacted]
Los Gatos, CA 95032

From: Austin Vierra <[redacted]>
Sent: Friday, March 13, 2026 1:51 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: WVMA use permit

Hello,

I'm writing on my own behalf to advocate for WVMA and their ability to utilize their space to continue holding prayers in their current space. It is adeptly located for us Los Gatos Muslims and provides a wonderful friendly community space for people to learn about and practice their faith. I, as a recent convert can personally attest to how essential I have found this welcoming community and would find it to be a great loss to the Los Gatos area to expel these people from their location. It's location near the freeway and right off the busiest road in town which makes it incredibly accessible and does not burden a large majority of neighbors (who historically never had a problem when the mosque was formerly a Jehovah's Witness worship hall).

WVMA is an invaluable community resource, to not renew their use permit would be a devastating loss to a minority group who at this time in American politics needs a safe space to gather and practice their religion more than ever. I encourage those in charge of making this decision to consider the number of people who rely on WVMA and find it to be an essential part of being Muslim in the Bay Area.

Thank you for your time!

God bless,

Austin Vierra

From: Saqib Hassan <[redacted]>
Sent: Friday, March 13, 2026 11:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: RE: Letter of Support – WVMA Conditional Use Permit Modification (U-24-010)

Dear Ms. Shoopman,

Community Endorsement for WVMA's Permit Modification
I write on behalf of Evergreen Islamic Center to express our strong support for the West Valley Muslim Association's application to modify its Conditional Use Permit. As a mosque that has operated in a residential neighborhood for over three decades, we understand both the challenges and the responsibilities that come with serving a faith community while being a good neighbor. We speak from decades of experience of co-existing in a vibrant Evergreen community that highlights Christian, Sikh, Buddhist, and Islamic places of worship all within a two-mile radius.

A Mosque in a Residential Neighborhood: Our Story
Evergreen Islamic Center is located on Ruby Avenue in San Jose, nestled within a residential neighborhood much like WVMA's location on Farley Road. Single-family homes line our street. Our neighbors include young families, retirees, and long-term residents who have watched our community grow over the years. We have learned—through experience, through dialogue, and sometimes through trial and error—what it takes for a mosque to thrive while respecting the neighborhood around it. We have supported other faith communities, helping Buddhists build their center on Ruby Avenue and assisting the Sikh Gurudwara in renaming their street.

Communication and Proactive Solutions
The key we have found is communication, responsiveness, and a genuine commitment to addressing concerns before they become conflicts. When a neighbor raised concerns about headlights shining into their bedroom during evening prayers, we adjusted our parking lot lighting and added landscaping. When street parking became an issue during Friday prayers, we implemented a parking management plan with volunteers directing traffic and ensuring our congregants used designated areas. When Ramadan brought larger crowds, we proactively reached out to neighbors, provided our schedule in advance, and gave them direct contact information to reach us with any concerns.

Managing Parking and Overflow: It Can Be Done
We know that parking and traffic are often the primary concerns when a religious institution seeks to expand its hours of operation. We take these concerns seriously because we live with them every day. At EIC, we have developed comprehensive protocols for managing high-attendance events. During Ramadan Taraweeh prayers—when our attendance can triple—we deploy volunteer parking attendants, establish overflow parking arrangements with nearby businesses, coordinate arrival and departure times to prevent bottlenecks, and station volunteers at key intersections to ensure smooth traffic flow.

These measures work. Our neighbors have come to understand and appreciate that we take their concerns seriously. Many have told us that they barely notice the difference between Ramadan and the rest of the year because our management is so thorough. We share this not to boast, but to illustrate that a mosque can absolutely operate extended hours—including pre-dawn and late-evening prayers—while being a responsible neighbor. We are confident that WVMA, which has already demonstrated its commitment to neighbor relations through extensive outreach and accommodation efforts, will do the same.

Building Trust with Our Neighbors

Over the years, our relationship with our neighbors has evolved from cautious coexistence to genuine friendship. We invite neighbors to our community iftars during Ramadan. We participate in neighborhood clean-up days. When a neighbor's home was damaged by fire, our congregation organized meals and donations. When the pandemic struck, we distributed food boxes not just to our members but to anyone in the neighborhood who needed help. This is not ancillary to our mission—it is central to it. Islam teaches us that the rights of neighbors are sacred, and we take that teaching seriously.

We have observed WVMA engage in similar efforts. They have replaced fencing to enhance privacy, planted trees to reduce light and noise, hired traffic guards during Ramadan, and maintained open lines of communication with their neighbors. These are the actions of an organization that understands its responsibilities and is committed to fulfilling them.

Why Congregational Prayers and Taraweeh Are Essential

At Evergreen Islamic Center, we offer all five daily congregational prayers and Ramadan Taraweeh prayers because that is what a mosque exists to do. The congregational prayer is not an optional gathering—it is a religious obligation that distinguishes a mosque from a mere meeting hall. When Muslims stand shoulder to shoulder in prayer, facing the same direction, reciting the same words, they experience a unity that transcends individual worship. This is especially powerful during Taraweeh, when families spend the nights of Ramadan together in prayer, when children absorb the rhythms of their faith by watching their parents and grandparents worship, and when the entire community is bound together by shared devotion.

A Place Where Our Youth Can Belong

Finally, we must speak to what the mosque means for our young people. Muslim children and teenagers in America face a unique burden. They are often the only Muslims in their classrooms. They field questions about their faith that range from innocent curiosity to outright hostility. They see their religion portrayed in ways that bear no resemblance to the Islam they know at home. They absorb, consciously or not, the message that they are somehow suspect, somehow other, somehow less than fully American.

The mosque is where that burden lifts. It is where a young person walks in and sees hundreds of people who share their faith. It is where they are not the exception but the norm. It is where they form friendships with other Muslim youth who understand their struggles. It is where they develop pride in their identity rather than shame. At Evergreen Islamic Center, we have

watched young people transform when they find this sense of belonging. We have seen anxious teenagers become confident young adults. We have seen children who felt isolated discover a community. WVMA provides this same sanctuary for the Muslim youth of Los Gatos, and restricting its hours would diminish its ability to serve this vital function.

Conclusion and Recommendation
Based on our decades of experience operating a mosque in a residential neighborhood, we can attest that extended hours of operation—including early morning prayers, evening prayers, and Ramadan Taraweeh—are entirely compatible with being a good neighbor. It requires effort, planning, and genuine commitment to the community, but it can absolutely be done. WVMA has demonstrated that commitment, and we urge you to approve their Conditional Use Permit modification.

Thank you for your consideration. We are happy to share more details about our own parking management and neighbor relations practices if that would be helpful to the Town.

Sincerely,

Saqib Hassan
President, Evergreen Board of Directors

From: Faisal Yazadi <[redacted]>
Sent: Friday, March 13, 2026 8:06 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Letter of Support – WVMA Conditional Use Permit Modification (U-24-010)

Dear Ms. Shoopman,

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Managing Parking and Overflow: It Can Be Done
We know that parking and traffic are often the primary concerns when a religious institution seeks to expand its hours of operation. We take these concerns seriously because we live with them every day. At EIC, we have developed comprehensive protocols for managing high-attendance events. During Ramadan Taraweeh prayers—when our attendance can triple—we deploy volunteer parking attendants, establish overflow parking arrangements with nearby businesses, coordinate arrival and departure times to prevent bottlenecks, and station volunteers at key intersections to ensure smooth traffic flow.

These measures work. Our neighbors have come to understand and appreciate that we take their concerns seriously. Many have told us that they barely notice the difference between Ramadan and the rest of the year because our management is so thorough. We share this not to boast, but to illustrate that a mosque can absolutely operate extended hours—including pre-dawn and late-evening prayers—while being a responsible neighbor. We are confident that WVMA, which has already demonstrated its commitment to neighbor relations through extensive outreach and accommodation efforts, will do the same.

Building Trust with Our Neighbors

Over the years, our relationship with our neighbors has evolved from cautious coexistence to genuine friendship. We invite neighbors to our community iftars during Ramadan. We participate in neighborhood clean-up days. When a neighbor's home was damaged by fire, our congregation organized meals and donations. When the pandemic struck, we distributed food boxes not just to our members but to anyone in the neighborhood who needed help. This is not ancillary to our mission—it is central to it. Islam teaches us that the rights of neighbors are sacred, and we take that teaching seriously.

We have observed WVMA engage in similar efforts. They have replaced fencing to enhance privacy, planted trees to reduce light and noise, hired traffic guards during Ramadan, and maintained open lines of communication with their neighbors. These are the actions of an organization that understands its responsibilities and is committed to fulfilling them.

Why Congregational Prayers and Taraweeh Are Essential

At Evergreen Islamic Center, we offer all five daily congregational prayers and Ramadan Taraweeh prayers because that is what a mosque exists to do. The congregational prayer is not an optional gathering—it is a religious obligation that distinguishes a mosque from a mere meeting hall. When Muslims stand shoulder to shoulder in prayer, facing the same direction, reciting the same words, they experience a unity that transcends individual worship. This is especially powerful during Taraweeh, when families spend the nights of Ramadan together in prayer, when children absorb the rhythms of their faith by watching their parents and grandparents worship, and when the entire community is bound together by shared devotion.

A Place Where Our Youth Can Belong

Finally, we must speak to what the mosque means for our young people. Muslim children and teenagers in America face a unique burden. They are often the only Muslims in their classrooms. They field questions about their faith that range from innocent curiosity to outright hostility. They see their religion portrayed in ways that bear no resemblance to the Islam they know at home. They absorb, consciously or not, the message that they are somehow suspect, somehow other, somehow less than fully American.

The mosque is where that burden lifts. It is where a young person walks in and sees hundreds of people who share their faith. It is where they are not the exception but the norm. It is where they form friendships with other Muslim youth who understand their struggles. It is where they develop pride in their identity rather than shame. At Evergreen Islamic Center, we have

watched young people transform when they find this sense of belonging. We have seen anxious teenagers become confident young adults. We have seen children who felt isolated discover community. WVMA provides this same sanctuary for the Muslim youth of Los Gatos, and restricting its hours would diminish its ability to serve this vital function.

Conclusion and Recommendation

Based on our decades of experience operating a mosque in a residential neighborhood, we can attest that extended hours of operation—including early morning prayers, evening prayers, and Ramadan Taraweeh—are entirely compatible with being a good neighbor. It requires effort, planning, and genuine commitment to the community, but it can absolutely be done. WVMA has demonstrated that commitment, and we urge you to approve their Conditional Use Permit modification.

Thank you for your consideration. We are happy to share more details about our own parking management and neighbor relations practices if that would be helpful to the Town.

Sincerely,

Faisal Yazadi

Mobile: +[redacted]

From: Mary Hogan <[redacted]>
Sent: Thursday, March 12, 2026 8:50 PM
To: Rob Moore <RMoore@losgatosca.gov>; mristrow@losgatosca.gov <mristrow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; planning@losgatos.gov <planning@losgatos.gov>
Subject: Official Opposition: Scale and Procedural Failures at 16769 Farley Road

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Council and Commission,

As a resident of the impacted R-1 neighborhood, I am writing to formally oppose the CUP modification for 16769 Farley Road. While the applicant presents this as a "neighborhood-scale" request, the data shows a Regional Hub attempting to force an incompatible 20-hour operation into a quiet residential zone.
I ask the Town to deny this modification based on the following:

1. Statistically Invalid Noise Data
The 2025 noise study was conducted between January 31 and February 11—outside of peak Ramadan hours. Relying on "off-peak" data to approve a 4:00 AM expansion is statistically reckless. It fails to measure the true impact of 1,200+ people arriving in a quiet residential cul-de-sac while families are sleeping.

2. The "Honor System" is Not a Binding Mitigation
The applicant's plan relies on "reminders" and "signs" for 35% of its proposed mitigations. The Town has no legal mechanism to enforce a "reminder." A Conditional Use Permit must be based on physical, enforceable controls, not an applicant's promise to "self-police."

3. Shifting the Fiscal Burden to Taxpayers
The applicant admits their expansion will require increased police patrols and Town-funded speed bumps. This is a "taxpayer externality"—shifting the financial burden of a private regional hub onto the residents of Los Gatos. Private convenience should not be funded by public tax dollars.

4. Temporary Fixes for Permanent Impacts
The applicant admitted that certain noise-reducing measures, like the removal of gate tracks, are temporary. It is a "bait-and-switch" to grant a permanent hour extension based on temporary physical changes.

5. Outreach Failure (57% Gap)
The applicant's "Neighborhood Outreach" report is deceptive. Of the 35 identified properties, nearly 57% were never successfully contacted. There is no community consensus for this expansion; there is only a lack of engagement from the applicant.

6. The Power Imbalance: Professional Outreach vs. Resident Reality

It is important to note the massive disparity in resources here. The applicant is a formal, professional organization with a regional reach, a dedicated staff, and the communication tools to mobilize thousands of constituents from across the Bay Area. We, the neighbors, are individual residents - families and retirees operating without a PR firm or a professional campaign. We do not have the means to "out shout" a regional organization, but we are the only ones who will suffer the 4:00 AM consequences.

We ask the Town to protect its residents from this regional-scale pressure and uphold the R-1 zoning standards.

Please protect our neighborhood and deny this modification.

Sincerely,
Mary Hogan
[redacted]
Los Gatos, CA 95032
--
Mary Hogan

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From: cortney bui <[redacted]>
Sent: Thursday, March 12, 2026 6:47 PM
To: Michael Vroman <MVroman@losgatosca.gov>
Cc: Jessy Pu <jpu@losgatosca.gov>; Town PPW <ppw@losgatosca.gov>; Poopie Head <[redacted]>; 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>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Infrastructure Deficit and Safety Demand - 16769 Farley Rd

Hi Michael, Members of the Town Council, and Planning Department,

I am writing to formally contest the Town's repeated denials of our neighborhood's traffic calming petitions. This correspondence serves as a formal notification that the Town is currently prioritizing "applicant convenience" over a documented public safety liability.

1. The "85th Percentile" Fallacy: It Only Takes One
In your previous emails, you denied speed bumps because studies showed an 85th percentile speed of 26 mph. This metric is a statistical distraction that ignores the speeding 15%. On a street with no streetlights, no sidewalks, and multiple blind spots, it only takes one vehicle from that 15th percentile to cause a fatal accident. If the Town admits it has "limited" police resources to manage current speeders, it is an act of gross negligence to even consider a 4:00 AM/11:30 PM surge of 1,200+ people into this dark residential zone (CUP FOR 16769 FARLEY ROAD).

2. The "Launchpad Effect" and Infrastructure Failure
Our street serves as a high-speed "feeder" where drivers from the association turn from Farley onto Flintridge and "speed away" to reach the light at Chirco.

- Blind Spots: Our street has dangerous curves where visibility is severely limited.
- The Darkness Hazard: Speeding at 4:00 AM is infinitely more lethal than at 4:00 PM.
- The Parking Deficit: The applicant admits to a 41% parking shortfall. This guarantee of overflow parking on narrow shoulders creates a dangerous "slalom" effect for speeding cars, endangering residents exiting their own vehicles.

3. Formal Demand for Safety Measures and Denial of Expansion
The Town cannot have it both ways. You cannot claim our street is "too quiet" for speed bumps while simultaneously re-zoning it into a 20-hour commercial-scale thoroughfare.

Because the current infrastructure is already failing to protect residents from existing traffic, we formally request the following:

- Immediate approval and installation of speed bumps on Flintridge Drive to mitigate the 15% of drivers who are currently speeding and endangering our children.
- Full denial of the CUP Modification. If safety infrastructure was "not an option" for

taxpaying residents, then a 4:00 AM/11:30 PM expansion cannot be an option for a regional center that creates the hazard.

The Town must stop shifting the burden of this private expansion onto the safety of our families.

Thank you for your consideration,
Cortney & Thanh

On Monday, May 6, 2024 at 04:39:10 PM PDT, Michael Vroman <mvroman@losgatosca.gov> wrote:

Hi Cortney,

Thank you for your email and your patience. As you may recall, the Town's Neighborhood Traffic Calming Program has criteria which the neighborhood must meet or pass to qualify for a traffic calming project review. The initial speed study conducted on Flintridge Drive between Farley and Chirco showed an 85th percentile speed of 25.1 mph, which does not exceed the posted speed limit by 5 mph or more and does not meet the criteria. We have scheduled another speed study before school is out and will let you know the results next month. There are also three neighborhoods ahead of you in the queue at this time. Please let me know if you have any questions.

Thanks again!

Mike

Mike Vroman, T.E. ● Senior Traffic Engineer
Parks & Public Works Department ● 41 Miles Avenue, Los Gatos CA 95030
Ph: 408.399.5777 ● mvroman@losgatosca.gov
www.losgatosca.gov ● https://www.facebook.com/losgatosca

Engineering Office Counter Hours: Monday-Friday 8:00am to 1:00pm
Please note the upcoming Town closure: May 27, 2024

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From: cortney bui <[redacted]>
Sen**t:** Monday, May 6, 2024 1:32 PM
To: Michael Vroman <MVroman@losgatosca.gov>
Cc: Jessy Pu <jpu@losgatosca.gov>; Town PPW <ppw@losgatosca.gov>; Poopie Head <[redacted]>
Subject: Re: Neighborhood Traffic Calming Request

Hello, bumping this up! Do you have an update to this request we put in 2+years ago? thank you!

On Monday, March 25, 2024 at 12:41:13 PM PDT, Cortney Bui <[redacted]> wrote:

Hi Michael,

I wanted to follow up and see where this request is in queue. Any updates is greatly appreciated!

Thanks!
Cortney's

On Mar 9, 2022, at 5:55 PM, cortney bui <[redacted]> wrote:

Hi Michael and Jessy,

I walked down our street and counted 11 houses and not 15, some of them have Chirco or Farley addresses. In any event, 8 is >50% of 15 :). The 3 homes we didnt get signatures were not home at the time.

I hope this can get the process started.

Excited, and thank you!

<1646877205633blob.jpg>

On Thursday, March 3, 2022, 06:23:48 PM PST, Michael Vroman <mvroman@losgatosca.gov> wrote:

You're welcome, Cortney. Based on Google Maps, there are 15 residences/households. Therefore, you will need signatures from 8 homes, but we recommend talking with as many neighbors as possible.

-----Original Message-----
From: Cortney Bui <[redacted]>
Sent: Thursday, March 3, 2022 6:06 PM
To: Michael Vroman <MVroman@losgatosca.gov>
Cc: Jessy Pu <jpu@losgatosca.gov>; Town PPW <ppw@losgatosca.gov>
Subject: Re: Neighborhood Traffic Calming Request

Thank you Michael! For 50%, how many household is it if you have that info handy?

On Mar 3, 2022, at 6:01 PM, Michael Vroman <MVroman@losgatosca.gov> wrote:

Hello Cortney,

Thank you for your email regarding traffic calming on Flintridge Drive. The Town has a traffic calming policy for addressing speeding issues on residential streets and requires a petition initiated by the residents along the street. Attached is a copy of the Town's Neighborhood Traffic Calming Program (NTCP) and two sample petitions.

If you are interested in pursuing this option, the next step is for you and your neighbors to prepare and submit a Neighborhood Petition with over 50% of the households on Flintridge Drive signing the petition. The NTCP process is first-come-first-serve and there are currently three neighborhoods who have submitted petitions and are pursuing the NTCP for their respective streets. Please note on your petition that "this process is first-come-first-serve and may take several years." Please see item 2 under Process for further details.

Please feel free to contact me or Mr. Jessy Pu if you would like to discuss this further or have any questions.

Thanks again,

Mike Vroman, T.E. ● Senior Traffic Engineer Parks & Public Works
Department ● 41 Miles Avenue, Los Gatos CA 95030
Ph: 408.399.5777 ● mvroman@losgatosca.gov www.losgatosca.gov ●
https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.

Engineering Office Counter Hours: Monday-Friday 8:00am to 1:00pm
Please note the upcoming Town closure: January 17, 2022

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-----Original Message-----
From: cortney bui <[redacted]>
Sent: Thursday, March 03, 2022 3:51 PM
To: Town PPW <ppw@losgatosca.gov>
Subject: Neighborhood Traffic Calming Request

Hello,

I would like to request a neighborhood traffic calming request for Flintridge Drive, Los Gatos, CA 95032.

Can you let me know the process/next steps, petition form please?

Thanks!

Cortney Bui

From: cortney bui <[redacted]>
Sent: Thursday, March 12, 2026 9:39 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>
Subject: Fw: URGENT: Formal Opposition to 16769 Farley Road – A Regional Stadium in an R-1 Zone

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Council and Commission,

We, the residents of the Farley Road neighborhood, formally oppose the request to expand hours at 16769 Farley Road. The applicant is attempting to treat an R-1:8 residential zone as a high-traffic commercial thoroughfare. We ask the Town to prioritize the safety and "quiet enjoyment" of the families who live here over the convenience of those who do not.

1. The 20-Hour Neighborhood Workday
An hour and a half before sunrise is as early as 4:00 AM. When factoring in arrivals and departures, this proposal creates a commercial-scale operation running from 3:30 AM until midnight. This is a 20-hour workday forced upon a quiet neighborhood where residents—not visitors—must live with the consequences of predawn traffic and noise.

2. A Regional Stadium in a Residential Cul-de-Sac
The WVMA website explicitly calls this their "primary regional center." With a capacity of 1,217 people, this facility is larger than Fisher Middle School. We would never allow a school-sized event to start at 4:00 AM in a neighborhood with no streetlights or sidewalks. Numbers don't change physics: forcing hundreds of cars onto dark residential shoulders is a recipe for tragedy.

3. Critical Safety & Infrastructure Failures
- 41% Parking Deficit: The site is 124 spaces short of Town Code. This guarantee of "overflow" parking will drop street widths below the 20-foot Fire Code minimum, blocking emergency access.
- The Broken Gate: The applicant admitted their commercial exit gate is inoperable. You cannot safely host 1,200 people with broken fire-exit hardware.
- Unenforceable "Honor System": 35% of the applicant's mitigations rely on "reminders." The Town cannot legally enforce a "pinky swear."

4. Neutrality of Law vs. "Auspices"
Zoning must be content-neutral. If a 24-hour gym or a social club asked for a 4:00 AM start here, they would be denied instantly. It has been suggested that those under the Town's "auspices" (visitors) have as much to offer as residents. We disagree. Zoning exists to protect the people who sleep here, not the "convenience" of regional commuters who drive away at the end of the night.

5. Preference Over Necessity
The applicant admits they have access to the Saratoga Prospect Center but find it "logistically challenging." Under Town Code, applicant convenience is not a legal justification for a CUP

modification that permanently destroys a neighborhood.

We urge you to uphold the precedents set for local businesses and schools. Deny this expansion

Site Comparison: Zoning and Infrastructure Suitability

Feature	Saratoga Musalla	Saratoga Prospect Center	Los Gatos (Farley Rd)	Summary
Street Type	**Major Arterial** (Hwy 85 access)	**Collector Road** (Prospect Rd)	**Minor Residential** (Farley Rd)	**Inadequate Access:** Farley Rd is a low-capacity "feeder" street, unfit for the 300+ car surges permitted at the other sites.
Zoning	**CH** (Highway Commercial)	**RE** (City-Owned/Public)	**R-1:8** (Private Residential)	**Zoning Mismatch:** The applicant is trying to operate a **Commercial-scale** assembly in a **Single-Family** zone.
Oversight	Private/Commercial	**City of Saratoga** (Strict)	Private/Proposed Expansion	**Oversight Avoidance:** The applicant finds City-monitored sites "burdensome" and seeks to expand where they have less direct supervision.
Lighting & Sidewalks	Fully Developed / Lit	City Maintained	**None** (Unlit/No Sidewalks)	**Life Safety Risk:** High-volume traffic at 4:00 AM on unlit, sidewalk-free streets creates an extreme pedestrian-vehicle hazard.
Neighborhood Buffer	High (Business neighbors)	Medium (Campus setting)	**None** (Abuts bedrooms)	**Quiet Enjoyment:** Unlike Saratoga, the Los Gatos site lacks any buffer, meaning noise and lights hit residential windows directly.

Sincerely,

Cortney Bui & Thanh Tran
[redacted]
Los Gatos, CA 95032

From: Umm Basil <[redacted]>
Sent: Thursday, March 12, 2026 12:34 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Support for WVMA's Modified Use Permit

Hello Jocelyn:

My name is Uzma, and I wanted to share how meaningful WVMA's Los Gatos Islamic Center is to me. It is a place where I truly feel a sense of belonging and comfort while practicing my faith on its premises. It provides a peaceful environment for worship, reflection, and community, and has become an important part of my life. I sincerely value its presence in the neighborhood and the positive impact it has on so many individuals and families.

I would like to ask for your support in approving the modified use permit so that center can continue to serve the community in this meaningful way.

Sincerely,

Uzma Erum

From: Alveera Khan <[redacted]>
Sent: Wednesday, March 11, 2026 10:08 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: WVMA Farley permit

Hi Ms. Shoopman,

I am a member of the WVMA community and I'm writing in support of approving our permit for early morning and night prayers. The month of ramadan is very important for muslims, and the night prayers are a super important part of our practice. It is a quiet, calm activity and we are mindful of the neighbors.

We would greatly appreciate the approval of our use permit.

Thank you!

Alveera Khan

From: Khalil Sarwari <[redacted]>
Sent: Wednesday, March 11, 2026 5:34 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: In Support of Los Gatos Islamic Center Updated Use Permit

Dear Jocelyn,

Hope you are doing well, and that your week has been going smoothly.

I am writing to you regarding Los Gatos Islamic Center, my local mosque, in support of updating its use permit. Specifically, I would like the permit to be updated to provision for morning and night prayers, as well as Ramadan prayers.

Los Gatos Islamic Center is the closest Islamic Center for me in terms of driving distance, and I am there almost every week. LGIC is very dear to me, and provides me a place where I can fulfil my spiritual needs and spend time with community members on a regular basis. In this day and age, this is particularly important not just to me, but the broader society, and I hope that provisions can be made to permit this.

I understand that one must take into account the mostly residential nature of the surrounding neighborhood and the need to minimize disruption. At the same time, I am confident that these prayer services can be accommodated responsibly with appropriate measures to address concerns such as noise, parking, and traffic. Morning and night prayers are especially brief and quiet, and I hope reasonable provisions can be made to allow them.

Thank you for your consideration.

Sincerely,

Khalil Sarwari

From: Rich Stephens <[redacted]>
Sent: Wednesday, March 11, 2026 1:30 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Application for Revised CUP @ 16769 Farley Road

Hi Jocelyn,

I am opposed to the application for additional hours for Revised CUP @ 16769 Farley Road. This would be very unfair to the people that live in the neighborhood. I know that some are already at their limit with the late-night noise. Extending the hours should not even be a consideration! In fact, I would vote for restricting the hours. This kind of business, with many people in and out at early and late hours, should not be near a neighborhood or homes of any kind.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, March 11, 2026 10:38 AM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #17268 for Community Development Contact Form

Community Development Contact Form

First Name	Sueling
Last Name	Cho
Email Address (Required)	[redacted]
Phone Number	[redacted]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	16769 Farley Road
Message (Required)	I'm writing as a concerned neighbor that the idea of extending operating hours to 4am @ 16769 Farley Road is insane! This is a residential neighborhood and folks need the quiet. This is a precedence that we DO NOT want to set for our town. Noise ordinance from 10pm-8am in residential space is in place for a reason. If they desire extended hours, then move to a non-residential area but don't try to fit the residential area to their needs. Please do no allow the requested expansion to happen. Sueling Cho [redacted]
Add An Attachment if applicable	*Field not completed.*

Email not displaying correctly? View it in your browser.

From: Omar Abdelaziz <[redacted]>
Sent: Wednesday, March 11, 2026 8:20 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; cup@wvmuslim.org <cup@wvmuslim.org>
Subject: Support for WVMA Modified Use Permit

Dear Ms. Shoopman,

My name is Omar Abdelaziz. I am writing in strong support of the West Valley Muslim Association's request for a modified use permit to accommodate morning and evening prayers, as well as Ramadan prayers.

WVMA provides a valuable space for peace, connection, and spiritual grounding. Prayer is not optional for us; it is one of the five pillars of our faith, and having a safe, welcoming space to pray Fajr and Isha is essential.

I urge the Town of Los Gatos to approve this permit.

Warm regards,

Omar Abdelaziz

From: Farooq Ashraf <[redacted]>
Sent: Tuesday, March 10, 2026 8:01 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Support for WVMA's Modified Use Permit

Hello Jocelyn:

My name is Farooq, and I wanted to share how meaningful WVMA's Los Gatos Islamic Center is to me. It is a place where I truly feel a sense of belonging and comfort while practicing my faith on its premises. It provides a peaceful environment for worship, reflection, and community, and has become an important part of my life. I sincerely value its presence in the neighborhood and the positive impact it has on so many individuals and families.

I would like to ask for your support in approving the modified use permit so that center can continue to serve the community in this meaningful way.

Sincerely,

Farooq Ashraf

From: Isra Lari <[redacted]>
Sent: Tuesday, March 10, 2026 5:06 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA Appreciation

Hi Jocelyn,

I hope you are doing well! I wanted to let you know how important WVMA has been in shaping mine and my family's identity as we grow as a religious minority. Being able to have access to religious services in a sustainable way has been possible through WVMA and I am extremely proud and appreciative of their initiatives.

I hope you can see how much this masjid has meant to our community especially as we continue to grow.

Thank you for your time and attention to this email.

Best wishes,

Isra

From: Muneeb Bey [redacted]
Sent: Tuesday, March 10, 2026 4:38 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: Support for WVMA in Los Gatos

Hello!

My name is Muneeb, and I wanted to share how meaningful WVMA is to me. It is a place where I truly feel a sense of belonging and comfort while practicing my faith. The masjid provides a peaceful environment for worship, reflection, and community, and it has become an important part of my life.

I sincerely value WVMA's presence in the Los Gatos community and the positive impact it has on so many individuals and families. Being able to gather for our prayers, is incredibly important for our spiritual well-being and community connection.

I would like to ask for your support in approving the modified use permit so that WVMA can continue to serve the community in this meaningful way.

Sincerely,

Muneeb

From: Thomas Gold <[redacted]>
Sent: Tuesday, March 10, 2026 4:30 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: Support for WVMA Use Permit – Morning, Night & Ramadan Prayers

Dear Ms. Shoopman,

My name is Ehsan, and I am a resident of the Bay Area. I am writing in strong support of the West Valley Muslim Association's request for a modified use permit to accommodate morning and evening prayers, as well as Ramadan prayers.

I have been part of the WVMA community for the past year, and in that time it has become one of the most important anchors in my life. As someone for whom Islam is not just a belief but a way of living — shaping my mornings, my evenings, and the rhythm of my days — having a community space to pray in congregation means more than I can easily put into words.

Prayer is one of the five pillars of our faith. Fajr before dawn and Isha at night are not prayers we can simply reschedule — they are tied to the movement of the sun and the structure of our day. And during Ramadan, the communal experience of Taraweeh and late-night worship is something our entire community looks forward to all year. WVMA is where we come together for all of it.

I respectfully ask that the Town of Los Gatos approve this modified permit. Our community is peaceful, deeply rooted in gratitude, and mindful of being good neighbors. This approval would mean the world to hundreds of families who call WVMA their spiritual home.

Thank you sincerely for your time and consideration.

Warm regards,
Ehsan

From: Ali Jangda <[redacted]>
Sent: Monday, March 9, 2026 7:08 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: In support of WVMA use permit extension

Dear Ms. Shoopman,

I've lived in the South Bay for the last 13 years of my life, from a fresh university grad starting his first full time job, to getting married, and more recently becoming a father. Through all these personal milestones, WVMA has been a pillar for me and now my family as well.

My earliest experience with the mosque was in my first year after moving and being treated to Iftar (opening the fast) in the month of Ramadan. At a time when I was far from home and everything was new, opening my fast and praying taraweeh (late night prayer) at the mosque was a warm and welcoming reminder of something familiar.

Over the years as my faith has strengthened and I've found myself being responsible for a family, I've gravitated toward praying the Isha (night) and Fajr (pre-dawn) prayer at the mosque. There I've met friends and mentors; people that through our shared faith are continuously striving for self-improvement and looking for opportunities to do good. They show me what I should strive to be both at work, as a manager and at home as a husband and father.

I wanted to share my personal experience and example of how important it is that a mosque is able to offer these services. I've come to consider WVMA my second home and I'm sure there are countless others that feel the same. I urge that the council approves the extended use permit so that others continue to reap the spiritual, social and personal benefits that their mosque can provide.

Thanks for reading,

Ali Jangda

From: Mariam Rana [redacted]
Sent: Monday, March 9, 2026 1:14 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: Permit for WVMA

Hi Jocylen,

I wanted to reach out regarding the permit for WVMA. WVMA is an important pillar of the Bay Area Muslim community. It has helped many of us connect with peers and form meaningful relationships and experiences and subsequently improve our connection with our religion. Many of us attend prayer at WVMA and enjoy listening to the beautiful recitation. I urge you to please approve the modified permit for Ramadan prayer.

With Thanks,

Mariam Rana

[redacted]

From: Bes <[redacted]>
Sent: Monday, March 9, 2026 1:50 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: Our town

Hello Ms. Shoopman, greetings and many blessings to you and yours,

I'd like to start by expressing my heartfelt gratitude for our Los Gatos, as I travel often for work nothing brings me more peace to come home to our vibrant downtown and wonderous smiles, except for maybe our little local mosque.

I appreciate the quiet whispers and hushed tones of prayer as we navigate this most sacred month with our neighbors so close by and I always remember to turn off my headlights as I enter into the street after our late prayers.

We try our best to be good neighbors and with such an affluent and educated group of people Im sure we won't disappoint. We all understand the Importance of maintaining the peace at all hours and hope that you trust us to do so with permitting.

Thank you for being a trusted voice and may you always have the love and respect of your peers and neighbors as well.

Sincerely,

Bes Elgohary

From: Saleh Khan <[redacted]>
Sent: Monday, March 9, 2026 1:31 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: Support for WVMA Modified Use Permit

Dear Ms. Shoopman,

I hope you are doing well

I am writing to you today as a member of the West Valley Muslim Association (WVMA) to show my full support for the modified use permit currently under review.

WVMA is truly a "home away from home" for me and so many others. It is a place that welcomes everyone with open arms, hosts incredible community events, and brings in speakers who provide great guidance. Every time I leave, I leave with growth and more understanding, and a drive to become a better person. It's a place where I can find peace.

I am asking for the approval of the modified permit that would allow us to hold our morning and night prayers, as well as our special prayers during the month of Ramadan. Being able to pray together during these times is a vital part of our faith and community life.
Thank you for your time and for all the work you do for the Town of Los Gatos. All the best and we hope to be able to welcome you at WVMA soon!

Best,

Saleh Khan

From: Athar Siddiqee <[redacted]>
Sent: Sunday, March 8, 2026 11:53 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Letter in support of WVMA's CUP

Ms. Jocelyn Shoopman
Senior Planner
Community Development Department
110 E Main Street
Los Gatos, CA 95030
By Email: JShoopman@losgatosca.gov

RE: Support for West Valley Muslim Association CUP Modification (U-24-010)

Dear Ms. Shoopman,

I write on behalf of the South Bay Islamic Association (SBIA), the longest-running mosque in the South Bay, to express our wholehearted support for the West Valley Muslim Association's application to modify its Conditional Use Permit. As an institution that has served the Muslim community since 1978, we understand deeply what it means to be a mosque—and we can state unequivocally that the ability to offer congregational prayers at their appointed times is not optional. It is the very essence of what a mosque exists to do.

Congregational Prayer Is the Heartbeat of a Mosque

In Islam, congregational prayer is not merely encouraged—it is a defining characteristic of Muslim communal life. The Prophet Muhammad, peace be upon him, said that prayer in congregation is twenty-seven times more rewarding than prayer performed alone. This is why, throughout Islamic history, mosques have opened their doors before dawn and remained open until the last prayer of the night. At SBIA, we offer all five daily congregational prayers without restriction. Our doors open for Fajr prayer before sunrise and close only after Isha prayer is complete, regardless of how late sunset occurs in the summer months. This is what every mosque in the world does. This is what it means to *be* a mosque.

Ramadan Taraweeh: A Sacred Tradition

During the holy month of Ramadan, Muslims gather each night for Taraweeh prayers—extended congregational prayers in which we recite the entire Quran over the course of the month. These prayers begin after Isha and can extend until midnight. At SBIA, hundreds of worshippers—men, women, children, and the elderly—fill our prayer hall each night of Ramadan. The spiritual atmosphere is unlike anything else in the Islamic calendar. Families come together, children experience the beauty of their faith alongside their parents, and the entire community is united in worship. We cannot imagine Ramadan without Taraweeh. To deny a mosque the ability to hold these prayers is to deny its congregation the very experience

that defines Ramadan.

A Sanctuary for Our Youth

There is another dimension to this matter that weighs heavily on our hearts. Our young people face challenges that many outside our community may not fully appreciate. Muslim children in America grow up navigating two worlds. At school, they may be teased for their names, questioned about their faith, or made to feel like outsiders in their own country. The statistics are alarming: nearly half of Muslim students in California report experiencing bullying tied to their religious identity. The psychological toll is real—anxiety, depression, and a crisis of belonging that no child should have to endure.

The mosque is where these young people find refuge. It is the one place where they are not judged for who they are. It is where they see adults who share their faith, where they make friends who understand their struggles, where they learn that being Muslim and being American are not contradictions. When a teenager attends Taraweeh prayers with their family, when they see hundreds of people standing shoulder to shoulder in worship, when they feel the power of community—that experience shapes their identity in ways that last a lifetime. WVMA provides this sanctuary for the youth of Los Gatos. Restricting its hours of operation would diminish its ability to serve this vital function.

We respectfully urge you to recommend approval of WVMA's Conditional Use Permit modification. Allowing WVMA to hold pre-dawn prayers, evening prayers, and Ramadan Taraweeh is not granting a special privilege—it is simply allowing a mosque to function as a mosque. Every other Islamic center in the Bay Area, including SBIA, operates under these conditions because they are essential to our faith. WVMA's congregants deserve the same opportunity to practice their religion that Muslims throughout our region already enjoy.

Thank you for your consideration of this important matter.

Respectfully,

Athar Siddiqee
Chairman, Board of Trustees,
South Bay Islamic Association
[redacted]

From: Sufian Siddiqi <[redacted]>
Sent: Sunday, March 8, 2026 11:35 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Letter of Support — West Valley Muslim Association (WVMA) Conditional Use Permit Modification, Application U-24-010

Jocelyn Shoopman, Senior Planner
Town of Los Gatos Planning Division
110 E. Main Street, Los Gatos, CA 95030
Via email: jshoopman@losgatosca.gov

RE: Letter of Support — West Valley Muslim Association (WVMA) Conditional Use Permit Modification, Application U-24-010

Dear Ms. Shoopman,

I write on behalf of the Muslim Community Association (MCA) — the largest mosque in the San Francisco Bay Area, serving over 5,000 families drawn from more than 70 nationalities — to express our strong, considered, and unequivocal support for the West Valley Muslim Association's (WVMA) application to modify its Conditional Use Permit. I respectfully urge the Planning Commission to approve Application U-24-010 in its entirety. The stakes of this decision extend well beyond a land use determination: they bear directly upon the ability of Muslim residents of Los Gatos to exercise a foundational constitutional right — the free practice of their religion.

MCA's Operational Experience and Its Bearing on This Application

MCA operates two facilities in Santa Clara: our primary mosque at 3003 Scott Boulevard and a neighborhood facility at 1755 Catherine Street, the latter situated in the heart of a residential community in a manner directly comparable to WVMA's Los Gatos property. We have operated the Catherine Street location continuously since 1986 — nearly four decades. During that time, we have navigated the full spectrum of challenges inherent to operating a house of worship within a residential neighborhood: managing early morning and late evening prayer times, coordinating peak-attendance events during Ramadan, maintaining constructive relationships with adjacent homeowners, and working cooperatively with the City of Santa Clara to address any concerns as they have arisen.

This history is not offered as mere institutional biography. It is offered as evidence. Four decades of successful coexistence between a mosque and its residential neighbors — without the imposition of the very restrictions that currently constrain WVMA — demonstrates conclusively that the concerns animating those restrictions are manageable, not intractable. With appropriate operational protocols, transparent communication, and genuine goodwill, a mosque can be an exemplary neighbor. WVMA has demonstrated exactly that disposition, and this Commission should take confidence from it.

The Indivisible Bond Between Our Communities

MCA and WVMA do not merely maintain a cordial inter-organizational relationship. We share the same families. A substantial proportion of our congregants reside in Los Gatos, Saratoga, Monte Sereno, and the communities of the West Valley. During the working week, they worship at MCA because our Santa Clara facility lies within convenient proximity to the tech corridor of Silicon Valley. In the evenings, on weekends, and during the sacred period of Ramadan, these same individuals and families make their way to WVMA — the mosque of their neighborhood, their schools, their streets, and their community ties. Due to the short amount of time available between breaking of the fast and Ramadan nightly prayers, it is critical for families to save time by going to their neighborhood Mosque, rather than drive 30 minutes or more, increase traffic & congestion, and develop close bonds with families and school mates.

This is not a matter of logistical convenience. It is a matter of belonging — of the deep, irreplaceable sense of place that sustains a community's identity across generations. These families chose Los Gatos deliberately: for its outstanding schools, its civic culture, its safety, and its quality of life. WVMA is not incidental to those choices. For Muslim families in that community, WVMA is the institution through which faith, identity, and civic life are woven together. To constrain WVMA's operating hours is, in effect, to exclude Muslim families from the fullness of civic belonging that every other religious community in Los Gatos takes for granted.

The Religious Necessity at the Heart of This Application

The Commission should understand with precision what is being asked — and what is at stake if it is denied. Islam prescribes five daily prayers at times determined by the position of the sun. These are not customs that may be adapted to the convenience of municipal operating schedules. They are obligations, as firmly embedded in Islamic practice as Sunday worship is in Christian tradition or Shabbat observance is in Jewish life. During the summer months, Fajr — the dawn prayer — must be performed before sunrise, which in California may be as early as 5:30 a.m. Isha — the night prayer — falls well after sunset, at times extending past 9:00 p.m. during certain seasons.

Beyond daily prayers, Ramadan — the holiest month in the Islamic calendar — brings with it the communal practice of Taraweeh: evening prayers performed collectively after the breaking of the fast. This practice has united Muslim communities in congregation for over fourteen centuries. It is not supplementary to Islamic observance; it is central to the lived spiritual experience of Ramadan. The current restrictions on WVMA's hours render these obligations functionally unperformable at the mosque nearest to these families' homes. The Commission should consider carefully whether it wishes to be the instrument by which that deprivation is perpetuated.

WVMA: An Institution That Has Earned This Commission's Confidence

WVMA is the sole mosque serving Los Gatos. Its role in the lives of the Muslim families it serves extends well beyond the provision of a prayer space. It is a refuge for young people navigating the complexities of faith and identity in contemporary America. It is a support network for families enduring hardship. It is a bridge to the broader Los Gatos community through interfaith engagement, service programs, and civic participation. These are not peripheral functions — they are the core of what a community institution does and why it matters.

Through our close and longstanding relationship with WVMA, MCA has observed firsthand the exceptional care and conscientiousness with which WVMA conducts itself as a neighbor. WVMA has made significant and sustained investments in noise mitigation, traffic management, landscaping, and neighbor relations.

During Ramadan — the period of highest congregational attendance — WVMA deploys volunteer traffic coordinators and implements structured parking protocols to reduce any impact on the surrounding streets. This is not the behavior of an institution indifferent to its context. It is the behavior of an institution that has internalized the responsibility of being a neighbor and takes that responsibility seriously.

It would be a profound disservice to that record of good faith — and to the families who depend on WVMA — for the Commission to deny an application that asks for nothing more than the operational latitude necessary to perform religious obligations that Muslim communities around the world fulfill as a matter of course.

The Broader Significance of This Decision

Planning decisions of this nature carry weight that extends beyond the immediate facts of the application before the Commission. They signal — to residents, to prospective residents, and to the wider community — what kind of town Los Gatos is and aspires to be. A decision to approve this application affirms that religious diversity is a civic asset, not a zoning problem. It affirms that Muslim families — like Jewish families, Christian families, and families of every other faith tradition — deserve the institutional conditions necessary for the free exercise of their religion. It affirms that the constitutional guarantee of religious liberty is not a formal abstraction but a practical reality for every resident of this community.

MCA therefore respectfully and emphatically urges the Planning Commission to grant WVMA's Conditional Use Permit modification as requested — authorizing morning prayers before sunrise, evening prayers after 10:00 PM, and Ramadan Taraweeh prayers until 11:30 PM. These are not extraordinary privileges. They are the minimum conditions for the free practice of Islam. They are what WVMA's congregation is owed.

We stand without reservation beside WVMA, and we trust that the Planning Commission of Los Gatos will stand with us.

Respectfully submitted,
Sufian Siddiqi

--
Sufian Siddiqi | President, Executive Board
Muslim Community Association
[redacted] | [redacted]

From: cortney bui <[redacted]>
Sent: Sunday, March 8, 2026 6:46 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Public Comment: 16769 Farley Road – Resident Research for Planning Commission Packet

Hi Jocelyn,

I am writing to you as a concerned resident regarding the proposed modification of the Conditional Use Permit for 16769 Farley Road (West Valley Muslim Association).

To better understand the implications of this request on our neighborhood, I have conducted extensive independent research into the project's compliance with Town Code, Fire Code, and the potential impacts on residential "quiet enjoyment."

I respectfully request that the attached data and analysis be included in the Planning Commission packet for the upcoming hearing. Furthermore, I ask that the Planning, Fire, and Public Works departments carefully consider these specific points during their review:

- Life Safety and Fire Code Violations: My research indicates that a 41% parking deficit will result in overflow on Farley Road, likely dropping the unobstructed roadway width below the 20-foot legal minimum required by CA Fire Code 503.2.1.
- Technical Flaws in Studies: The 2025 noise study was conducted "off-peak," failing to capture the impact of 1,200+ people arriving during predawn hours.
- Infrastructure & Zoning Incompatibility: The site is a Regional Assembly Center operating at a "high-school scale" (1,217 capacity), which is incompatible with the R-1:8 residential zoning and the lack of streetlights/sidewalks on Farley Road.
- Enforceability Concerns: Roughly 35% of the proposed mitigations rely on non-binding "reminders," which do not meet the standard for a binding Conditional Use Permit.
- Neighborhood Standing: While this proposal may draw support from thousands of congregants, the vast majority do not live in this immediate neighborhood. I ask that the Town prioritize the "quiet enjoyment" and safety of the R-1:8 residents who will live with these impacts 24 hours a day, rather than the opinions of those who do not reside in the impacted area.

I have attached my full "Pillars of Opposition" and detailed data breakdown for your review. Thank you for your time and for ensuring that the voices and safety of the local residents are represented in this process.

Cortney Bui
[redacted]
Los Gatos, CA 95032

Background and Overview

Conditional Use Permit
16769 Farley Road
Application Summary:
Consider a Request for Approval for Modification of 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. APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Changes Requested:
Nighttime hours: From 10 p.m. to 10:30 p.m.
● During the 30-day month of Ramadan: From 11 p.m. to 11:30 p.m.
● Morning hours: Daily dawn (Fajr) indoor prayer service starting an hour and 15 minutes before Sunrise

Pillars of Opposition

Pillar 1: Life Safety & Fire Hazard (The "Veto" Argument)

- Confirmed 41% Parking Deficit: The applicant admits to a capacity of 1,217 people(~304 vehicles) but only has 180 spaces. This 124-car shortfall guarantees overflow onto narrow R-1:8 streets.
- Fire Code Violation (Access): Under CA Fire Code 503.2.1, a 20-foot unobstructed path is required. Overflow parking on both sides of Farley Road drops the width below this legal minimum, blocking emergency access.
- Egress Hazard: The applicant admits their commercial-grade gate is inoperable(Item #1). Operating a high-occupancy facility with broken exit hardware violates CA Fire Code 1004.1.
- Dangerous "Darkness" Gap: Unlike the Saratoga Musalla, which sits on a fully lit major arterial, Farley Road has no streetlights and no sidewalks. Forcing hundreds of vehicles onto dark, shoulder-only roads at 4:00 AM creates an extreme pedestrian-vehicle hazard.

Pillar 2: Technical Flaws & Oversight Avoidance

- Flawed "Off-Peak" Noise Study: The 2025 study was conducted outside of peak Ramadan, making it irrelevant for evaluating the impact of 1,200+ people arriving in the predawn hours.
- Outreach Failure (90% Gap): There are over 115 neighbors in the impacted area, yet the applicant only identified 35 and contacted 15. Nearly 90% of the neighborhood was ignored.
- Oversight Avoidance: The applicant finds the Saratoga Prospect Center "logistically challenging" (Item #16). In reality, that site is City-owned and strictly limits them to 150

people. They are seeking to expand in Los Gatos specifically to avoid the strict capacity and noise monitoring enforced by the City of Saratoga.

- Unenforceable "Honor System": 35% of proposed mitigations rely on "reminders." Under Town Code, these are non-binding and offer no real protection for neighbors.

Pillar 3: Zoning Incompatibility & "Regional" vs. "Neighborhood" Scale

- Regional Hub Admission: The WVMA website confirms Los Gatos is their primary and largest center. A facility drawing 1,200+ people from across the South Bay 20 hours a day is a Regional Assembly Center, misplaced on a narrow residential road.
- Zoning Mismatch: The Saratoga Musalla is in a CH Commercial Zone designed for 24-hour traffic. The applicant is asking the Town of Los Gatos to treat an R-1:8 residential zone as if it were a high-traffic highway commercial thoroughfare.
- 1990 Infrastructure Ceiling: The site's infrastructure is frozen at 1990 standards. A 35-year-old permit for a small neighborhood use does not grant a "blank check" for a modern, 1,200-person, 24-hour operation that ignores today's density.
- Incompatible Scale: At 1,217 people, this operation is larger than Fisher Middle School (~1,100). Residential "quiet enjoyment" (Town Code 29.20.190) cannot be maintained with high-school-scale crowds arriving at 4:00 AM.

The Data

1. Outreach Limitation: Only 15 of 35 neighboring properties were contacted, leaving nearly 57% unengaged. This significant gap indicates a limitation in the outreach effort.
2. Unenforceable Mitigation (35% "Honor System"): 6 of the 17 proposed actions (35%) rely on "reminders" rather than physical controls. Because the Town cannot legally enforce "reminders" or "signs," these measures fail to meet the standard for a binding Conditional Use Permit.
3. Mitigation Reversion Risk: The applicant admitted that noise-reducing changes—like the gate track removal—are only temporary. Granting a permanent prayer hour extension based on temporary removals creates a "bait-and-switch" risk for the neighborhood's noise levels.
4. Insufficient Coverage (8.5% Reach): While 35 properties were identified as impacted, only 3 neighbors (8.5%) received physical noise barriers (fences). The remaining 91.5% of the neighborhood remains exposed to the noise and light of expanded operations.
5. Taxpayer Externalities: The applicant admits the need for increased police patrols and Town-funded speed humps to manage their traffic. This shifts the financial and safety burden of a private expansion onto public resources and Los Gatos taxpayers.
6. Preference Over Necessity: The applicant confirmed the availability of the Saratoga Prospect Center. Their desire to expand at Farley Road is based on the "burden" of setting up mats elsewhere; however, applicant convenience is not a legal justification for impacting residential "quiet enjoyment."

7. Confirmed 17% Parking Deficit: With a capacity of 1,217 people, the facility requires
8. 304 parking spaces by Town Code, but only has 180. This creates a massive 41% parking deficit (124 missing spaces) that will force hundreds of cars to "spill over" onto narrow residential streets, blocking emergency access and creating noise during sleeping hours. Even at the lower 869-seat capacity, the applicant admits to a 17% shortfall, proving the site is already over-capacity for this neighborhood.
9. Flawed "Off-Peak" Noise Study: The 2025 noise study (Jan 31–Feb 11) was conducted outside of peak Ramadan hours. This data does not accurately represent the true impact of 1,200+ people arriving at 4:00 AM, making the study statistically irrelevant for the requested hour extensions.
10. Incompatible "High-School" Scale: With a capacity of 1,217 people, this operation is larger than the student body of Fisher Middle School (~1,100). High schools have massive traffic management teams and are rarely located on narrow residential "feeder" roads like Farley. Operating a "high-school-sized" assembly in a quiet R-1 residential zone at midnight and predawn violates the core intent of the Town Noise Ordinance.
11. Unsafe Parking "Fixes": The applicant's plan to squeeze in 20–30 more spots using "compact" spaces in a lot with "significant root damage" is a safety risk. Cramming more cars into smaller, broken spaces will lead to more idling, door-slamming, and noise as drivers struggle to navigate the lot in the dark.
12. Preference vs. Necessity: The applicant admits they have access to the Saratoga Prospect Center but find it "logistically challenging." Their personal convenience is not a legal justification for a Conditional Use Permit modification that permanently destroys the "quiet enjoyment" of the neighborhood.
13. Fire Hazard" & Life Safety: Under California Fire Code Sections 1004.1 and 503.2.1, any assembly over 50 people requires strict "Means of Egress" and a minimum 20-foot unobstructed roadway for fire engine access. The applicant admits to a standing capacity of 1,217 people (~304 vehicles) but only has 180 parking spaces, creating a 41% deficit (124 missing spaces). This shortfall guarantees overflow parking on both sides of Farley Road, dropping the street width below the legal 20-foot minimum and blocking emergency vehicles. Furthermore, the applicant's admission that their commercial-grade gate is inoperable is a direct violation of fire exit requirements, creating a massive public safety liability for the Town of Los Gatos.
14. Neutrality of the Law (The "Religious Land Use" Counter): The Town's Noise Ordinance and Zoning Laws are "content-neutral." If a secular 24-hour gym or a late-night social club applied for these same hours in an R-1:8 zone, they would be denied instantly. Granting an exception based on religious "norms and practices" (as cited on Page 2) would actually be preferential treatment, not "inclusivity."
15. Intensity of Use vs. Diversity (The "General Plan" Counter): Diversity does not override Density. The General Plan also mandates "Neighborhood Compatibility." A facility with a 1,217-person capacity (which is 40% short on parking) is functionally a Regional Assembly Center, not a neighborhood-scale house of worship. You are opposing the size and timing of the surge, not the faith of the people.

16. The "Fixed Time" Fallacy: While the times are fixed by faith, the location is a choice. The applicant admitted (Item 16) that they have access to the Saratoga Prospect Center. If the Farley Road site cannot accommodate these "fixed times" without violating the Town's Noise Ordinance, the applicant should use the alternative site that is better suited for high-intensity use.
17. "Essential Use" vs. Residential Quiet Enjoyment: There is no "essential public welfare" benefit to having 300+ cars descend on a quiet residential street at midnight or 4:00 AM. In fact, the California Environmental Quality Act (CEQA) identifies late-night noise and traffic in residential zones as a "significant impact" on public welfare.
18. The "1990 Precedent" Counter: The 1990 permit for the Jehovah's Witnesses strictly capped hours at 10:00 PM. The site's infrastructure is frozen at 1990 standards, yet the applicant is trying to force a 2025 "Regional Scale" volume into a 35-year-old design. While the building hasn't changed, the applicant now proposes a massive occupancy of 1,217 people (~304 vehicles) operating at all hours. A 35-year-old permit for a small neighborhood use does not grant a "blank check" for modern intensification that ignores today's traffic, fire safety, and neighborhood density.
19. Data from the West Valley Muslim Association (WVMA) indicates the 16769 Farley Road location operates as a regional hub serving multiple cities, rather than a neighborhood-scale facility, contradicting R-1:8 residential zoning.
20. Rules are applied regardless of organization mission:
    a. A draft permit for a Main Street (The Club at Los Gatos) commercial establishment (U-20-012) strictly limited all operations and live entertainment to a 10:00 PM cutoff, seven days a week, to protect nearby residents.
    b. Construction Limits: Residents are prohibited from performing construction or repair activities on their own property outside of 8:00 AM to 8:00 PM.
    c. Youth Curfew: Even the Los Gatos Youth Commission enforces a 10:00 PM curfew for minors on public streets.
    d. Even public institutions like Los Gatos High School are subject to strict time and parking limitations to manage neighborhood impact.
        i. The Denial of Expansion: In late 2025, Town staff recommended against changing on-street parking time limits near the high school, citing the need to prioritize "small-town charm" and prevent overflow into residential zones.
        ii. Strict Loading Zones: The Town recently adjusted passenger loading hours to exactly 7:30–8:30 AM and 2:00–3:00 PM to ensure school traffic does not "bleed" into other hours of the day.

Site Comparison: Zoning and Infrastructure Suitability

Feature	Saratoga Musalla	Saratoga Prospect Center	Los Gatos (Farley Rd)	Summary

Street Type	**Major Arterial**(Hwy 85 access)	**Collector Road**(Prospect Rd)	**Minor Residential**(Farley Rd)	**Inadequate Access:**Farley Rd is a low-capacity "feeder" street, unfit for the 300+ car surges permitted at the other sites.
Zoning	**CH** (Highway Commercial)	**RE** (City-Owned/Public)	**R-1:8** (Private Residential)	**Zoning Mismatch:** The applicant is trying to operate a **Commercial-scale** assembly in a **Single-Family** zone.
Oversight	Private/Commercial	**City of Saratoga**(Strict)	Private/Proposed Expansion	**Oversight Avoidance:**The applicant finds City-monitored sites "burdensome" and seeks to expand where they have less direct supervision.
Lighting & Sidewalks	Fully Developed / Lit	City Maintained	**None** (Unlit/No Sidewalks)	**Life Safety Risk:** High-volume traffic at 4:00 AM on unlit, sidewalk-free streets creates an extreme pedestrian-vehicle hazard.
Neighborhood Buffer	High (Business neighbors)	Medium (Campus setting)	**None** (Abuts bedrooms)	**Quiet Enjoyment:** Unlike Saratoga, the Los Gatos site lacks any buffer, meaning noise and lights hit residential windows directly.

From: Kevin Phillips <[redacted]>
Sent: Sunday, March 8, 2026 1:33 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Concerns Regarding Conditional Use Permit Modification – 16769 Farley Road

Kevin Phillips
[redacted]
Los Gatos, CA 95032
[redacted]

March 8, 2026

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

Subject: Concerns Regarding Conditional Use Permit Modification – 16769 Farley Road

Dear Planning Commission Members and Senior Planner Jocelyn Shoopman,

I am a resident of Farley Road and live at [redacted], in close proximity to the facility at 16769 Farley Road. I am writing to express concerns regarding the proposed modification to expand operating hours and activity levels at this location.

Under the Los Gatos Municipal Code, a Conditional Use Permit (CUP) may only be approved when the Planning Commission can make specific findings demonstrating that the proposed use is compatible with surrounding uses and will not adversely impact the neighborhood. The Town's zoning framework recognizes that certain uses may be appropriate only if carefully regulated and compatible with their location; however, the existence of a conditional use listing does not guarantee approval if the impacts are inconsistent with the surrounding zone. (https://www.losgatosca.gov/997/Conditional-Use-Permit-Table)
Because I cannot find street parking near my house during mosque events and based on circulated community information, I am concerned that the proposed expansion may conflict with several required CUP findings.

1. Incompatibility With Surrounding Residential Neighborhood

The surrounding area consists primarily of residential streets intended for neighborhood-scale uses. Los Gatos zoning policy emphasizes that land uses should be mutually compatible with surrounding residential development.

The proposal would expand activity late into the evening and introduce early-morning operations, including pre-dawn arrivals between approximately 4:00 and 5:00 AM. These hours

are inconsistent with the typical expectations for quiet residential neighborhoods and may create ongoing disturbances for nearby residents.

2. Parking Deficiency and Neighborhood Traffic Impacts

Community materials indicate the facility may accommodate approximately 1,217 occupants but provide only 180 parking spaces, representing a significant parking deficit.
Such a disparity suggests that overflow parking would inevitably spill onto nearby residential streets including Farley Road and adjacent streets. This raises several planning concerns:

- Traffic congestion on narrow residential streets
- Obstruction of emergency vehicle access
- Increased noise and activity during late evening departures and early morning arrivals

Planning approvals typically require that projects demonstrate adequate infrastructure capacity and parking availability to support the proposed use without degrading neighborhood conditions.

3. Life Safety and Emergency Access Concerns

The streets surrounding the facility are narrow residential streets. If overflow parking occurs, emergency vehicle access could be impeded. Municipal planning processes typically require consideration of public safety impacts and emergency access before approving expanded use intensity. When an event ends, traffic on Farley Rd can crawl to a standstill. The Mosque has tried to mitigate this by employing traffic guards to direct traffic exiting its driveway but this doesn't solve the issue and only highlights the mismatch between the property's current use and the surrounding neighborhood.

4. Scale of Use Relative to Neighborhood Context

The materials circulated locally describe a facility capable of serving more than 1,200 people, suggesting a regional-scale assembly use rather than a neighborhood-scale facility.

The Town’s zoning framework is intended to ensure that uses located within or adjacent to residential zones remain compatible in scale and intensity with surrounding neighborhoods. Substantial increases in hours of operation and attendance levels may fundamentally change the intensity of use at this location.

Request for Careful Evaluation

For these reasons, I respectfully request that the Planning Commission carefully evaluate whether the proposed modification can satisfy the required findings for Conditional Use Permit approval, including:

- Compatibility with surrounding residential uses
- Adequacy of parking and traffic circulation
- Protection of neighborhood quiet hours
- Preservation of emergency vehicle access and public safety

If these findings cannot be clearly demonstrated, the Town should consider maintaining the current operating limitations or requiring additional mitigation measures to protect the surrounding neighborhood.

I appreciate the Planning Commission's careful consideration of land use decisions and its commitment to balancing community needs with neighborhood livability.
Thank you for your time and attention to this matter.

Sincerely,
Kevin Phillips
[redacted]
Los Gatos, CA 95032
[redacted]

From: Hisham Mabrook <[redacted]>
Sent: Saturday, March 7, 2026 9:39 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: Approval of WVMA CUP petition

Dear Jocelyn -

I understand WVMA's hearing is on March 25. As a Los Gatan and a regular visitor to the center, I ask for your support in ensuring a fair and balanced assessment, and to afford our Muslim neighbors the same grace that the "Farley Road facility" was approved some 35 years ago by the city under different circumstances. It is an integral part of the life of countless Los Gatan community members.

Hisham Mabrook

From: Juweria Khan Vora <[redacted]>
Sent: Friday, March 6, 2026 1:13 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA permit

Dear Senior Planner Shoopman and the Town of Los Gatos Planning Commission,

Thank you for keeping the town of Los Gatos a clean, safe, and welcoming city for everyone. I am a resident of Cambrian Park where I reside with my husband and children.

We are blessed to have the West Valley Muslim Association close to our home. To be able to have a community center and mosque all in one is a huge deal for the Muslim community. We have been attending regular prayers and services at the mosque since the location on Farley Avenue was purchased. Over the years, the community that attends the WVMA has grown and flourished. This is due to the amazing programs it has provided for our community at large, including all age groups. My children consider WVMA their second home, where they feel comfortable, recognized, and can meet with other children their age. This has been crucial in developing their identity as proud American Muslims. Not only this, but we have continuously given our time to charitable causes that benefit other communities, such as a backpack project where backpacks were donated to underserved children in our community, or packing lunches for the homeless living within our own city of San Jose.

Further, as you may have noticed, the property of WVMA has been continuously beautified since it was purchased, with additions of lovely plants to the landscape and the building and paving of small portions at a time so that it can be appealing and fit the standards of an already beautiful neighborhood.

That being said, the five daily prayers are an integral aspect of our spiritual well being. Having a place to come to pray and bond with fellow Muslims at these times is invaluable. Especially during the holy month of Ramadan, the community comes together in worship and service to the greater community, engaging in special prayers and service projects that also aim to help out our neighbors. These situations may call for very early/later stays at the WVMA. However, we have always been mindful of the neighboring community, their privacy and peace of mind, and will always continue to do so. It is understandable for neighbors to be concerned about these things as they have so warmly welcomed us to their neighborhood. However, as practicing Muslims, we are taught to take care of our neighbors, and love them as we would love ourselves, and I truly feel that we have tried our best in staying true to this.

Thank you for everything you do. Please support the request of WVMA to modify its conditional use permit to allow the morning and night prayers, and extended use in the month of Ramadan.

Sincerely,

Juweria Vora

From: [redacted] <[redacted]>
Sent: Friday, March 6, 2026 5:09 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Jocelyn,

I am writing to let you know about my support of the request of WVMA to modify its conditional use permit to allow morning and night prayers and for use in the holy month of Ramadan until 11:30PM. I wrote this email over a year ago, but I find myself having to write about the same topic, again, and every word holds equally true now as it did then.

WVMA is a very special place to our family. The morning and night prayers in particular are a refuge from the chaos and hectic nature of Silicon Valley life and a much needed spiritual oasis for the Los Gatos community at large. WVMA recently helped our family navigate and overcome a very difficult time period of our lives. We can only imagine what it must have done for so many other families.

We believe that any concerns about WVMA can be amicably resolved if approached in good faith. Our family always does our personal part to minimize disruption to the surrounding neighborhood.

Thank you and best regards,

The Iqbal Family (Shan, Isra, Abdulah, Aisha, Ibrahim, Sulaiman)

From: Manel Khan <[redacted]>
Sent: Friday, March 6, 2026 12:21 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>
Subject: Support for WVMA

First, I would like to thank you for all the work you do to serve and care for our beautiful town of Los Gatos.

My name is Manel. I currently live on [redacted] in Los Gatos. I'm writing to express my support and share how meaningful WVMA is to my family.

My husband, Sadi, has not missed the morning prayer in months. He has repeatedly expressed how much peace and tranquility it brings him.

For my daughter, Sophia, who is a 5th grader at Alta Vista Elementary school, WVMA is a place where she can learn about her faith not just theoretically, but practically. Through their Sunday School, she was able to serve her community by making blankets for and feeding the unhoused. Experiences like these are shaping her to become a wonderful member of society and an exemplar human being.

As for me, WVMA has allowed me to build meaningful relationships fueled by kindness, compassion, and mutual respect.

I truly hope that you take our experiences into consideration as you evaluate the modified permit request. We are all committed to being a positive presence in the broader Los Gatos community and fostering a deep sense of mutual respect and harmony.

Best regards,

Manel

From: Musa Ali <[redacted]>
Sent: Friday, March 6, 2026 12:19 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; cup@wvmuslim.org <cup@wvmuslim.org>
Subject: WVMA Mosque

Dear Ms Shoopman,

The WVMA mosque is like home to me. I'm sure I speak for many others too when I say that without our morning and night prayers at the masjid we feel a part of us has been taken away. It is a chance to pray with others and that is really important in Islam. God says in our book the Quran "A person's prayer observed along with another is purer than his prayer observed alone". I am 12 years old and live very close to the masjid and even I can see the masjid is a beautiful place where people can gather. Especially during the best month of Ramadan where we all fast for 30 days. It means so much to do this with my friends and family. Please do not take away our night prayers during Ramadan. It is a late night prayer but it's not just that. It's more. It's a chance to celebrate a day of fasting with your friends and it brings us joy. So please do not take away this joy from all of us. We all love living in Los Gatos. It's a beautiful city and the masjid helps people who live in Los Gatos.

Thank you for reading my letter from Musa Ali.

From: Zahra Kassam <[redacted]>
Sent: Friday, March 6, 2026 12:17 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; cup@wvmuslim.org <cup@wvmuslim.org>
Subject: WVMA 16769 Farley Rd

Dear Senior Planner Shoopman,

My family moved to Los Gatos in August 2023 in order to live near the WVMA. We purchased a home on [redacted] where we plan to live after renovating. We currently rent a home on [redacted]. The WVMA is a very special place that offers a tremendous service to the community.

Before living in Los Gatos, we lived in Oakland and Half Moon Bay. In Oakland, our son who was 7 years old at the time, was bullied at school for being Muslim. The situation got so bad that his mental health suffered severely and we ended up moving to Half Moon Bay for a complete change. Living by the beach was lovely but there was no mosque in the area so we had nowhere to go for prayers and celebrations. We wanted our children to grow up with community and we began researching all of our options in the Bay Area. When we found the WVMA, we found our home. We have no extended family in the Bay Area but it honestly feels like we now have the village we needed to help raise our children and to support us through the ups and downs of life. Congregational prayer at the five fixed times of day is the most important part of this as it is the primary way that we keep ourselves and our children connected to our faith. With work and school taking place during the day, the early morning prayers and the night prayers are often the only ones that we can attend. The night prayers during Ramadan are also extremely important as this is the month when we focus most on cultivating faith and community. Without morning and night prayers and without late prayers during Ramadan, a mosque is not really mosque anymore.

I implore you to allow us to continue to practice our faith freely. I implore you to support a rich and diverse Los Gatos.

Thank you,

Zahra Kassam

From: Hadiya Aziz <[redacted]>
Sent: Friday, March 6, 2026 10:49 AM
To: cup@wvmuslim.org <cup@wvmuslim.org>; Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA additional usage hours

Dear Jocelyn

My name is Hadiya Aziz and I work in Los Gatos. I moved here from Santa Clara with my family 10 years ago. I was brought to this area to be closer to a deaf/hard of hearing inclusion school for my daughter. I was able to find a lot of diversity and support with our deaf peers and families. But we left the major Muslim place of worship in Santa Clara to be here so I was really concerned about my kids' connection to our faith.

As WVMA has started running a mosque in Los Gatos, me and my family were able to go to the center more often and it strengthened my children's Muslim identity (which is not always easy).
A lot of our communities and connections suffered in a post pandemic world. Being Muslim, having community is a central part of our faith. While we pray 5 times a day, we are required to have a communal prayer weekly.

I want to thank the planning department and the commission for all their hard work. I would love to have WVMA's request for additional use in the morning, night and Ramadan granted.

Thank you,

Hadiya Aziz

From: Ufuk Sengül <[redacted]>
Sent: Friday, March 6, 2026 10:44 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org <cup@wvmuslim.org>; Esra Sengul <[redacted]>
Subject: Support for WVMA's Permit

Dear Jocelyn,

My name is Yusuf, and I am writing to you on behalf of my wife and our two children (ages 6 and 9). We moved to the [redacted] neighborhood about four years ago and have been regular members of the WVMA community ever since.

While we have visited other mosques in previous neighborhoods, the WVMA's unique approach to building a community truly stands out; it is where our hearts are. Thanks to the WVMA, we are able to fulfill our religious needs and take part in meaningful community activities, such as helping the homeless. Additionally, our children attend Sunday school there, which has been wonderful for their social development.

I can confidently say that the WVMA leadership works incredibly hard to ensure the neighborhood remains peaceful. They are proactive in speaking with neighbors, inviting the local community into the facility, and ensuring that our members are respectful of all rules, both inside and outside the building. They are always open to feedback to make things better for everyone.

The WVMA is a gem within Los Gatos, and my family sincerely hopes it is able to maintain its permit.

Sincerely,

Yusuf Sengul [redacted]

From: Nadya Abdallah <[redacted]>
Sent: Friday, March 6, 2026 10:27 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Appreciation for the WVMA community

Hello Jocelyn,

I hope this email finds you well. I'm writing as a grateful member of the WVMA community.

When choosing a place to raise a young family, there are many things to consider: schools, walkability, and most importantly for us, community and a sense of belonging. We purchased our home specifically to be close to WVMA so our children could grow up surrounded by like-minded families.
Just within the last month, there have been different activities and programs for all of my children, each catering to their different needs: story time for my one-year-old, babysitting for my four-year-old, and making cards to deliver to a hospital for my eight-year-old. My husband also frequently attends the night prayers during the month of Ramadan.

America is truly a melting pot, but it is important for us to find a community of people who practice our faith so our children can grow up feeling a sense of belonging rather than feeling othered.

Thank you in advance.

Warm regards,

Nadya Abdallah

From: Amira Sherbiny <[redacted]>
Sent: Friday, March 6, 2026 10:05 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Support for WVMA Use Permit

Dear Ms. Shoopman,

I hope you are doing well. My name is Amira Elsherbiny and I am a local resident who is part of the WVMA community. I'm writing to share my support for the West Valley Muslim Association's request to approve the modified use permit allowing morning and night prayers, including the additional prayers during Ramadan.

WVMA is a very special place for many of us. It is where families gather to pray, connect, and support one another. Being able to attend early morning and evening prayers is a meaningful part of our faith, and it becomes especially important during Ramadan.

The mosque has always tried to be a thoughtful and respectful part of the Los Gatos community, and it means a lot to have a place where we can practice our faith and feel a sense of belonging.

Thank you for your time and consideration.

Warmly,

Amira Elsherbiny

From: Linda S <[redacted]>
Sent: Sunday, March 1, 2026 5:00 PM
To: Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Planning <Planning@losgatosca.gov>
Subject: RLUIPA comments

Dear Ms. Whelan and Ms. Shoopman,

I understand that Los Gatos might be facing a RLUIPA challenge by WVMA on Farley Road in a residential neighborhood.

Although I don't live in the immediate neighborhood, I do live in a similar area. I don't want the protections I enjoy as a resident to be compromised if a new precedent is set on Farley Road. If the CUP modification is allowed (and violations of the current CUP go unchecked), this would allow some organizations to operate under different conditions than others. I live very close to a quiet church property (on Old Blossom Hill Road) that currently has minimal impact on our neighborhood. The current church complies with the Town's noise ordinance, but hypothetically, that could change, especially if this CUP modification request is granted.

The request from the organization on Farley Road worries me because they seem to be asking for disparate treatment with respect to other religious and secular organizations located in residential neighborhoods. I don't believe RLUIPA mandates disparate treatment; rather, it protects against it.

The proceedings of CUP modification requests by other institutions in residential neighborhoods, such as Hillbrook School and Faith Lutheran serve as good background to establish equal treatment.

I found some excellent advice for municipalities on these matters while researching this topic, which I hope you will review in preparation for the upcoming Planning Commission hearing. I've attached a pdf below to the document that you can find at https://www.rluipa-defense.com/wp-content/uploads/sites/30/2017/02/Avoiding-and-Defending-Against-RLUIPA-Claims-w-002-9215.pdf

The 9th Circuit has found that towns have a compelling interest when they have legitimate zoning concerns, including preservation of the quiet residential character of the neighborhood and addressing traffic/noise/disturbance issues from residents. *(Pentecostal Church of God v. Douglas County (U.S. District Court for the District of Nevada, Case No. 3:16-cv-00400, with appeal to the 9th Circuit in 2020)* https://caselaw.findlaw.com/court/us-9th-circuit/2042793.html)

I genuinely hope the Town of Los Gatos continues to uphold the integrity of the CUP process you've established. Please maintain the tranquility of residential neighborhoods and take into consideration residents' concerns about traffic and noise.

Regards,
Linda Swenberg
[redacted]

Avoiding and Defending Against RLUIPA Claims

EVAN J. SEEMAN AND JOHN PELOSO F.X., JR., ROBINSON & COLE LLP, WITH PRACTICAL LAW PUBLIC SECTOR

Search the Resource ID numbers in blue on Practical Law for more.

A Practice Note discussing how local governments can avoid liability under the Religious Land Use and Institutionalized Persons Act (RLUIPA). This Note discusses strategies for preventing and defending against substantial burden, unreasonable limits, and equal terms claims, using the safe harbor provision, addressing public statements, and educating government officials about the law.

The Religious Land Use and Institutionalized Persons Act (RLUIPA), enacted in 2000, is a federal law that prohibits municipalities from implementing zoning and other land use regulations that impose a substantial burden on a person's or group's religious exercise. In addition to injunctive relief, a prevailing plaintiff can recover its legal fees, which in addition to the municipality's own legal fees can reach the hundreds of thousands or millions of dollars.

This Note discusses how municipalities can avoid RLUIPA claims and, if unavoidable, how to defend against these claims, including placing municipalities in a better position to negotiate an acceptable settlement.

REGULATION OF RELIGIOUS LAND USES

The best way to avoid a RLUIPA claim is to plan for religious use. Regulation of religious uses and RLUIPA compliance are not mutually exclusive. Religious uses are not exempt from zoning. A religious group "has no constitutional right to be free from reasonable zoning regulations nor does [it] have a constitutional right to build its house of worship wherever it pleases" (*Alger Bible Baptist Church v. Township of Moffatt*, 2014 WL 462354, at *6 (E.D. Mich. Feb. 5, 2014)). Courts have consistently recognized "that land-use regulation is one of the historic powers of the [s]tates" (*City of Edmonds v. Oxford House, Inc.*, 514 U.S. 725, 744 (1995)).

Prohibiting religious uses from certain zones is generally permissible as long as a municipality does not:

- Impose a substantial burden on the religious exercise of a person unless the action is the least restrictive means of advancing a compelling governmental interest (42 U.S.C. § 2000cc(a)(1)).
- Treat religious uses worse than analogous secular assembly uses (42 U.S.C. § 2000cc(b)(1)).
- Discriminate based on religion (42 U.S.C. § 2000cc(b)(2)).
- Totally exclude religious uses from locating anywhere in the municipality (42 U.S.C. § 2000cc(b)(3)(A)).
- Unreasonably limit the opportunity for religious groups to locate within its jurisdiction (42 U.S.C. § 2000cc(b)(3)(B)).

However, this does not mean that religious uses must be permitted in any zoning district or that their proposed use of property is allowed as of right. Rather, municipalities can allow religious uses as special permit uses (also known as conditional uses or special exception uses).

COMPREHENSIVE PLANNING AND REGULATING RELIGIOUS USE

Municipalities regulate land with zoning and other controls based on their comprehensive plans, which outline the municipality's long-term goals and policies that guide local land use decisions and operate as the blueprints for development. As with most other uses, municipalities typically allow religious and other assembly uses in certain zones and exclude them from others.

These types of restrictions, including those on religious use, further the municipalities' comprehensive plans. Courts have cited deference to local planning principles to reject unreasonable limits and substantial burdens claims.

For example, the US Court of Appeals for the Seventh Circuit deferred to local planning in a case involving a religious group that sought to operate a year-round Bible camp in an exclusively residential zone. The court noted that the proposed camp would be permitted in 36% of the county, with seasonal recreational camps permitted in 72% of the county. In rejecting the religious group's unreasonable limits claim, the Seventh Circuit found that

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prohibiting the Bible camp use on the subject property advanced the comprehensive plan's goal to uphold the rural and rustic nature of the town, including the specific area surrounding a prominent lake in the residential zone. The group also had a reasonable opportunity to locate the camp on other suitable property in the county. (*Eagle Cove Camp & Conference Ctr., Inc. v. Town of Woodboro*, 734 F.3d 673 (7th Cir. 2013).)

AVOIDING AND DEFENDING SUBSTANTIAL BURDEN CLAIMS

The most common RLUIPA claim is where a religious group asserts that government action has substantially burdened its religious exercise. To claim a substantial burden, the applicant must first show one of the following:

- The substantial burden is imposed on a program or activity that receives federal financial assistance.
- The substantial burden affects interstate commerce.
- The government has made an individualized assessment on the proposed religious use by imposing or implementing a land use regulation, which is the most common.

If the religious group can establish that government action substantially burdens its religious exercise, the government can only avoid liability if it can show that its action advanced a compelling governmental interest using the least restrictive means possible. (42 U.S.C. § 2000cc(a).)

Municipalities should understand the needs of the religious group. RLUIPA suits turn on whether an adverse zoning decision truly infringes religious exercise or is only a matter of preference or convenience for the religious group. Courts have repeatedly rejected claims of "financial cost and inconvenience, as well as the frustration of not getting what one wants" as constituting a burden on religion (*Castle Hills First Baptist Church v. City of Castle Hills*, 2004 WL 546792, at *11 (W.D. Tex. Mar. 17, 2004); see also *Midrash Sephardi, Inc. v. Town of Surfside*, 366 F.3d 1214, 1227 (11th Cir. 2004) (rejecting the argument that having to walk a few blocks farther to a synagogue, even if some congregants were ill, or very young or old, constituted a substantial burden)).

In one case, members of a synagogue claimed that requiring that it locate in a specific zone substantially burdened its religious exercise because its congregants, including those who were ill, very young, or very old, would be required to "walk farther." The court was not persuaded: "While we certainly sympathize with those congregants who endure Floridian heat and humidity to walk to services, the burden of walking a few extra blocks, made greater by Mother Nature's occasional incorrigibility, is not 'substantial' within the meaning of RLUIPA." (*Midrash Sephardi, Inc. v. Town of Surfside*, 366 F.3d 1214, 1227 (11th Cir. 2004).)

CREATE A SURPLUS OF LAND FOR RELIGIOUS USE

Conducting an annual inventory of all land available for religious use may help to plan for these uses and to avoid or defend against RLUIPA claims. The more land available for religious uses, the better a municipality's chances of defending against substantial burden and unreasonable limits claims. For both types of claims, some courts consider whether there are feasible alternative properties available for religious use. (*Chabad Lubavitch of Litchfield Cty., Inc. v. Litchfield Historic Dist. Comm'n*, 768 F.3d 183, 195 (2d Cir. 2014).)

A surplus can also help municipalities defeat claims brought under RLUIPA's total exclusion provision, which provides that "[n]o government shall impose or implement a land use regulation that ... totally excludes religious assemblies from a jurisdiction" (42 U.S.C. § 2000cc(b)(3)(A)). Claims under this provision are defeated by making some land available for religious use.

The more alternatives there are, the more difficult it is for a religious group to show that an adverse decision has caused it to modify or forego its religious behavior. For example, the US Court of Appeals for the Second Circuit found a substantial burden where a village in New York denied an Orthodox Jewish group's special permit to expand its coeducational day school because of a lack of feasible alternatives. The court credited the testimony of the day school's experts, who testified that the planned location of the school expansion "was the only site that would accommodate the new building." (*Westchester Day Sch. v. Village of Mamaroneck*, 504 F.3d 338, 352-53 (2d Cir. 2007).)

Reevaluating Land Designated for Religious Use

To help avoid and defend against substantial burden and unreasonable limits claims, a municipality's annual inventory should determine how many lots are:

- Vacant.
- Available for sale.
- Zoned to allow religious use.

If few parcels are available for religious use, municipalities should consider whether amendments to the text of the zoning regulations or to the official zoning map would make more land available for religious use.

Real estate experts and planners can help municipalities better understand the realities of the marketplace and determine whether they should amend their zoning maps to make more land available for religious use. If a municipality chooses to vigorously defend a RLUIPA suit, real estate and planning experts may be able to convince a court that other sites are available for the religious group to use.

However, despite the provision's clarity, some religious groups attempt to use an alleged lack of other sites to attack an adverse zoning decision as substantially burdening their religious exercise when the groups simply prefer a specific site.

PLAN FOR A COMPELLING INTEREST

According to the US Supreme Court, compelling interests are interests of the "highest order" (*Church of the Lukumi Babalu Aye, Inc. v. City of Hialeah*, 508 U.S. 520, 546 (1993)). Although the legal standard for demonstrating a compelling interest is high, existing case law provides several examples, including:

- Protecting public health and safety objectives (*Wisconsin v. Yoder*, 406 U.S. 205 (1972)).
- Preserving the rural and rustic, single-family residential character of a residential zone (*Eagle Cove Camp & Conference Ctr., Inc. v. Town of Woodboro*, 734 F.3d 673 (7th Cir. 2013)).

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- Enforcing zoning regulations to ensure the safety of residential neighborhoods (*Murphy v. Zoning Comm'n of New Milford*, 289 F. Supp. 2d 87, 108 (D. Conn. 2003), vacated, 402 F.3d 342 (2d Cir. 2005)).
- Preventing crime (*Harbor Missionary Church Corp. v. City of San Buenaventura*, 642 F. App'x 726 (9th Cir. 2016)).

A compelling interest must be more than pro forma reliance on traditional zoning interests. It must be supported by a complete and comprehensive record of the municipality's interests, and local action must be tailored to meet those interests. Creating a complete and comprehensive record is especially important to defeat substantial burden claims, which are the perhaps the most fact-intensive type of RLUIPA claim.

If a religious institution shows that a government action has substantially burdened its religious exercise, a government can avoid liability only if its actions were taken to advance compelling interests using the least restrictive means possible. Municipalities therefore need to strongly consider the compelling interests they seek to promote when enacting a regulation or acting on an application. Municipal counsel should speak with the responsible planner and other officials to identify these interests in advance because courts do not look favorably on after-the-fact justifications for government action.

REGULATE RELIGIOUS USE BASED ON SIZE AND IMPACT

Municipalities can treat religious uses differently than other uses based on size and impact and still comply with RLUIPA. Limiting the focus to the size and impact of proposed uses, including the compelling interests the government seeks to advance, can have significant impact when defending against RLUIPA claims, for example:

- A Hindu group claimed that a local zoning code treated religious uses worse than secular uses. The court denied summary judgment because the zoning code did not discriminate against religious uses in favor of secular uses, but against large-scale uses in favor of small-scale uses. (*Adhi Parasakthi Charitable, Med., Educ. & Cultural Soc'y of N. Am. v. Township of West Pikeland*, 721 F. Supp. 2d 361, 378 (E.D. Pa. 2010).)
- A court denied summary judgment to a church, finding that the city's hostility toward the church arose not from religious discrimination but from concerns over its size and proposed growth, which "threatened to outstrip the character and size of the city" (*Castle Hills*, 2004 WL 546792, at *14).

ENCOURAGE REAPPLICATION AFTER A DENIAL

Encouraging modifications to a proposed religious use and suggesting that the applicant resubmit its proposal can increase a municipality's chances of defeating a substantial burden claim. However, disingenuously leaving open the possibility of modification and resubmission is not likely to insulate municipalities from substantial burden claims. To better defend against these claims, a municipality can express on the record a genuine willingness to entertain a modified application for a similar proposal. For example, one court found a town's stated willingness to consider a church's future application was not genuine. There was sufficient evidence that the town wanted to derail the church's project after the church refused to make a payment in lieu of taxes, and the town had manipulated the statutory environmental review process to that end (under the State Environmental Quality Review Act or "SEQRA"). (*Fortress Bible Church v. Feiner*, 694 F.3d 208, 219 (2d Cir. 2012).)

An honest effort to develop alternatives may be the best approach for municipalities to avoid a RLUIPA violation and the potential for protracted and costly litigation. However, when engaging in dialogue over possible uses, it is important to impress on applicants that approval is not guaranteed, even though the agency may be more receptive to a modified proposal that incorporates the specific recommendations of the reviewing agency. Having the applicant and the municipality jointly engage a mediator may make sense in some cases. For those municipalities that do not want to encourage reapplication, identifying compelling interests advanced using the least restrictive means possible is key to defeating the claim.

AVOIDING EQUAL TERMS CLAIMS

Municipalities must be careful to avoid the perception of unequal treatment when excluding religious uses from certain zones. RLUIPA requires that religious uses be treated as well as any comparable secular assembly use (42 U.S.C. § 2000cc(b)(1)). Imposing a different, more onerous application process on a religious institution can support a violation of the equal terms provision.

Different courts have established different tests to determine unequal treatment (see *Elijah Grp., Inc. v. City of Leon Valley*, 643 F.3d 419, 422-23 (5th Cir. 2011)). Several courts have found violations where zoning codes prohibit religious uses but allow secular assembly uses, such as:

- Clubs.
- Meeting halls.
- Community centers.
- Auditoriums.
- Theatres.
- Recreational facilities.

(*Midrash Sephardi*, 366 F.3d at 1231-32.)

USE THE SAME PROCESS AND PROCEDURES

If religious uses are prohibited in a particular zone, be careful to similarly prohibit analogous secular assembly uses. Violations have been found where religious uses are allowed but subject to different, more stringent standards.

Municipalities should develop comparable regulations for broad classes of similar uses. Classify assembly uses together and, if possible, permit them all in the same zones under the same standards and prohibit all of them from the same zones. Regulating for broad classes may also help municipalities to:

- Establish the neutrality and general applicability of their respective codes.
- Demonstrate that they do not impermissibly target religious use.

Carefully scrutinize the zoning code to determine which uses could potentially be considered assembly uses, because assembly uses may not be obvious. For example, codes that identify municipal uses may not appear to qualify as secular assembly uses, but they

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can include public schools, libraries, and museums (see Cautionary Example of Unequal Treatment).

If it is unclear whether a particular use could be considered an assembly use, err on the side of caution, and regulate it in the same manner as the rest of the grouped assembly uses.

Cautionary Example of Unequal Treatment

Important lessons can be taken from the case, *Corp. of Catholic Archbishop of Seattle v. City of Seattle*, where a federal district court ruled that municipal uses were assembly uses (28 F. Supp. 3d 1163 (W.D. Wash. 2014)). The court found that the city violated RLUIPA's equal terms provision by requiring a Catholic high school to apply for a variance to put up 70-foot-high light poles for its athletic field in a residential single-family zone, while allowing public schools to do the same by special exception. The city argued that the differential treatment would promote the provision of public facilities by government agencies (*Catholic Archbishop of Seattle*, 28 F. Supp. 3d at 1168). Making it easier for these light poles to be placed at public athletic fields may encourage members of the public to use the public fields over private fields without the same lights.

The court rejected this argument because the city's justification for the unequal treatment did not relate to "accepted zoning criteria" (one type of equal terms tests). The court noted that objective zoning criteria contained in the city's land use code for a single-family zone included "light, tree coverage, density, structure height, traffic, parking, aesthetic considerations and occupancy" but did not include the municipality's justification. The city's justification, instead, appeared in external sources, such as the State of Washington's Growth Management Act (Wash. Rev. Code Ann. Ch. 36.70A). (*Catholic Archbishop of Seattle*, 28 F. Supp. 3d at 1169.) Therefore, municipalities should include any justifications for different treatment in their respective zoning codes.

AVOIDING EQUAL TERMS CLAIMS: ARTICULATE JUSTIFICATIONS FOR USING DIFFERENT STANDARDS

There may be justifiable reasons why a municipality does not want to regulate broadly, and reasons may be acceptable if they are carefully articulated. The municipality should be mindful of the court's decision in *Catholic Archbishop of Seattle*, which held that municipalities must articulate any justifications for unequal treatment in the applicable sections of the zoning code itself to avoid the claims of subjectivity (see Cautionary Example of Unequal Treatment).

Justifications that have defeated, or courts have held could potentially defeat, equal terms claims include:

- Creating parking space.
- Controlling traffic.
- Generating municipal revenue.
- Limiting a commercial zone to commercial use.

(See *River of Life Kingdom Ministries v. Village of Hazel Crest*, 611 F.3d 367, 373 (7th Cir. 2010).)

CONSIDER THE IMPACTS OF ALL USES IN COMMERCIAL ZONES

Municipalities should be cautious when creating a pure commercial district in name, and then allowing non-commercial secular uses while rejecting religious uses. When identifying potential justifications for different treatment, carefully consider what other uses are allowed, and whether these uses could cause the same impacts the municipality seeks to alleviate by using different standards for religious uses. If allowed uses cause the same or similar impacts as religious uses excluded from the zone, the municipality may be subject to a colorable equal terms claim.

This problem arose in a reverse urban blight case in the US Court of Appeals for the Ninth Circuit, where a city sought to create an entertainment district (*Centro Familiar Cristiano Buenas Nuevas v. City of Yuma*, 651 F.3d 1163, 1165 (9th Cir. 2011)). The city required churches, but not other secular uses, to obtain a conditional use permit because a state statute prohibited the issuance of new liquor licenses to businesses operating within 300 feet of churches. The Ninth Circuit rejected the city's stated justification for the unequal treatment promoting the development of the entertainment district because "many of the uses permitted as of right would have the same practical effect as a church of blighting a potential block of bars and nightclubs" (*City of Yuma*, 651 F.3d at 1174-75).

PUBLIC STATEMENTS AS EVIDENCE OF DISCRIMINATION

Discriminatory comments made by government officials or consultants reviewing a religious group's land use proposal, especially when made in the public record, can be particularly damaging to municipalities defending against these claims. Even if a comment was made in jest, it is important to remember that words may appear very different on paper than they sound when spoken.

Plaintiffs' lawyers can and do construe any relevant comment as an example of overt discrimination. One court found a town's "open hostility" to religious use, in support of finding a violation of RLUIPA's substantial burden provision, was evinced in part by:

- Agency members' comments that they opposed the application because it was "another church."
- The agency's instruction to the town planner to "stop" and "kill" the project.

(*Fortress Bible*, 694 F.3d at 214, 219-20.)

Some courts consider whether an agency's decision was arbitrary and capricious when evaluating RLUIPA claims (*Westchester Day Sch.*, 504 F.3d at 351). Discriminatory comments made by public officials could support a finding that an agency's decision was arbitrary and capricious.

Even comments from municipal lawyers that are not carefully considered are subject to being misconstrued. For example, for a local historic district commission, apparently wanting to emphasize that the religious use should be treated like any secular use, said that the Jewish Orthodox group's plans should be "reviewed as if it were a strip joint." The point the attorney was attempting to make could have succeeded by using the example of a private club, such as ones operated by the Veterans of Foreign Wars or the American Legion, instead of a strip club. The comment followed both the attorney and client throughout the case. (Third Amended Complaint ¶ 57, *Chabad Lubavitch v. Borough of Litchfield*, No. 3:09 CV 1419 (JCH) (D. Conn. Apr. 26, 2010).)

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CURE DAMAGE FROM AGENCY MEMBER STATEMENTS

There are steps that can be taken to cure the damage caused by comments that are alleged to be evidence of discrimination. Agency members should immediately and publicly renounce on the record any comments that could be construed as discriminatory and should be clear that the applicant's religious beliefs play no part in their review of the application.

If a discriminatory comment is made, the agency's chair should consider requesting that the offending member recuse herself from further review of the application, noting on the record that the reason for recusal is due to the discriminatory comments of the agency member and again affirm that religion plays no part in its review.

Even if the meaning of a statement is unclear but could be construed in an unfavorable light, the record should be clarified. It may also be helpful to ask how the applicant would like to proceed. If the applicant makes a suggestion and the agency acts on the suggestion, such as an official resolution condemning the statement, the applicant may have waived any opportunity to challenge the comments. While it is difficult to predict whether this would be enough to cleanse the record, as each case is highly fact-specific, it would demonstrate good faith efforts on the part of the municipality.

AVOID AN ATMOSPHERE OF HOSTILITY AT PUBLIC HEARINGS

Just as public officials need to watch what they say to avoid having their comments construed as discriminatory, they also need to be cognizant of discriminatory comments made by members of the public or risk agency members being found complicit in or, more consequentially, persuaded by, these comments. This is what happened in *City of Cleburne v. Cleburne Living Center*, where the city denied a special permit for a group home for persons with developmental disabilities due to residents' prejudices against those individuals (473 U.S. 432 (1985)). The city's deference to the negative attitudes and unsupported fears of these opponents supported a finding of discrimination under the Equal Protection Clause. Although not a religious land use case, the same principle applies. As the court in *Cleburne* noted, "[p]rivate biases may be outside the reach of the law, but the law cannot, directly or indirectly, give them effect." (*Cleburne Living Ctr.*, 473 U.S. at 448.)

There are several ways that public officials can prevent the public from making discriminatory comments, including:

- Preparing a statement to be read at the opening of the public hearing to let the public know that the religious applicant may submit evidence about its religion, particularly regarding what its beliefs require and the space needed to accommodate its exercise of religion.
- Informing members of the public that they should not challenge the applicant's religious beliefs, even if they disagree about whether the proposed use is religious, and asking them to limit their comments to zoning issues, not religion.
- If discriminatory comments are made, immediately:
  - instructing the speaker to limit her comments to zoning issues;
  - renouncing these comments; and
  - stating again on the record that religion plays no part in their review.

DENOUNCE DISCRIMINATORY PUBLIC STATEMENTS

Different problems arise when members of the public make incendiary and discriminatory comments outside of the hearing itself. Although these comments are not part of the record, local officials who are aware of them should denounce them in a public forum to help avoid an atmosphere of hostility. For example, in response to a proposal by a Muslim group to construct a 27,000-square-foot mosque and multipurpose hall on a 1.5-acre parcel of land located in a residential neighborhood, members of the public voiced their opposition on blogs and in the comments sections of local online media, such as:

- "Mosques are weapons bunkers, terrorist training centers, and places of incitement."
- "Yay, just what the USA needs, another house where they teach to kill those that disagree with their ideology."
- "Why don't the locals just defile the ground with pork products."

(Second Amended Complaint at 57, *Al Madany Islamic Ctr. of Norwalk, Inc. v. City of Norwalk*, No. 3:12-cv-00949-MPS (D. Conn. May 6, 2013.) While these public comments outside a hearing are not directly relevant to governmental liability, they can taint the public debate and color an eventual denial of use.

One federal court has recently ruled that public comments is one factor to be considered under a RLUIPA nondiscrimination provision claim (*Chabad Lubavitch*, 768 F.3d at 195). The nondiscrimination provision states, "No government shall impose or implement a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination" (42 U.S.C. § 2000cc(b)(2)). Although few courts have interpreted or applied this provision, the court in *Chabad Lubavitch* found that the provision looked to many of the same factors under the Equal Protection Clause, including statements made by community members. Plaintiffs can also support nondiscrimination claims by pointing to other religious groups that have been treated more favorably. However, religious animus (express or implied) is required to prove any nondiscrimination claim.

CORRECTING IMPERMISSIBLE REGULATION UNDER RLUIPA'S SAFE HARBOR PROVISION

The availability of land for religious uses alone may not be enough to defeat an unreasonable limits or substantial burden claim. The US Department of Justice (DOJ), which investigates allegations of discrimination across the country and sometimes sues to enforce RLUIPA, cautions that courts have found violations of the unreasonable limits provision "where regulations effectively left few sites for construction of houses of worship, such as through excessive frontage or spacing requirements, or have imposed steep and questionable expenses on applications" (DOJ, Civil Rights Division: Statement of the Department of Justice on the Land-Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA), at Question 15 (Dec. 15, 2010)).

There may be no opportunity to make more land available for religious use. In these situations, municipalities may want to incorporate specific mechanisms into their zoning codes that allow exceptions for religious uses having difficulty finding land.

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RLUIPA contains a safe harbor provision that authorizes municipalities to exempt religious land uses from certain policies or practices that might otherwise violate the statute (42 U.S.C. § 2000cc-3(e)). Although this provision does not detail what municipalities must do to avoid liability, it gives them broad authority to act. Municipalities should add this provision verbatim to local codes.

The safe harbor provision may be used to address several issues. Where a religious group claims that a zoning denial, coupled with the realities of the real estate market, have imposed a substantial burden on religious exercise, the safe harbor provision appears to allow municipalities to reconsider the denial (see *Riverside Church v. City of St. Michael*, 2016 WL 4545310 (D. Minn. Aug. 31, 2016)). A municipality could use the provision to reverse the denial and approve it subject to reasonable conditions. In this regard, municipalities should work with religious applicants to determine which conditions would be acceptable for all involved. If this is impossible, be sure that all conditions of approval are reasonable in scope and further compelling interests (public health and safety) in the least restrictive means possible.

If a RLUIPA suit is filed after a denial, or even an approval with conditions, the municipality may consider using the provision to reopen the hearing, inform the applicant of an acceptable development design, or review the application again if the former hearing was full of religious animus. The provision has been used with some success relating to possible facial violations of RLUIPA's equal terms provision. In these situations, municipalities have amended zoning codes to ensure that religious uses are treated the same as secular uses.

PREVENTING CLAIMS BY EDUCATING AND COUNSELING GOVERNMENT OFFICIALS

RLUIPA is not easy to understand, and even courts interpret the statute differently. Proper training of local officials before they begin to review a religious use application is essential to avoiding and defending against RLUIPA claims. Educating local officials during the review process itself is not ideal because it may lead officials to focus too much on the statute instead of the proposed use.

One factor courts consider is whether a land use agency's decision was arbitrary and capricious or supported by substantial evidence in the record. This is particularly relevant to substantial burden claims. A finding that a decision was arbitrary and capricious weighs in favor of finding a RLUIPA violation. One court found a violation of the substantial burden provision in part because of the arbitrariness of the municipality's decision-making process, noting that:

- The planning board members "lacked legal training and possessed little to no knowledge of RLUIPA."
- There was "no attempt by the City to educate the [planning board] regarding RLUIPA."
- "To the extent members of the RBPB were even aware of RLUIPA's existence, the evidence indicates that their understanding of the law was flawed."

(*Grace Church of N. Cty. v. City of San Diego*, 555 F. Supp. 2d 1126, 1137 (S.D. Cal. 2008).)

Educating local officials about RLUIPA compliance before application review can be part of a compliance effort that avoids RLUIPA violations. Even if this training is not necessary or feasible, municipal counsel should offer refresher training tailored to the issue relevant to the specific proposal either:

- When a municipality learns that it will be receiving an application for a proposed religious land use.
- After it receives the application but before it opens the related public hearing.

If municipal counsel is involved in the review of the application to assist the agency members, it may be most effective for training to come from an outside source. Outside training can also help maintain the confidentiality of the attorney-client relationship. Non-privileged actions and statements from municipal counsel, likely the municipality's agent, will be part of the record if a RLUIPA claim is ever litigated. However, there are preventative measures that municipal counsel can offer, such as:

- Providing annual courses to update members on new developments in the law.
- Updating zoning handbooks.
- For municipalities without handbooks, making copies of the DOJ's RLUIPA reports, which are freely available to decision makers (for the most recent report, see DOJ: Update on the Justice Department's Enforcement of the Religious Land Use and Institutionalized Persons Act: 2010-2016).
- Administering mandatory trainings and pop quizzes for municipal officials based on their review of the handbook or other materials.

MOCK APPLICATION EXERCISES

Municipalities can create an exercise to find the weak spots in their regulations by enlisting public officials to take on roles as potential applicants and make hypothetical applications. Script the applications and build in as many teaching points as possible. Assign roles to some participants but not others. The municipality might develop a scenario regarding an application for a house of worship with a private, religious school in a residential neighborhood. Add more complexities to the example, such as:

- The religious group seeking the mixed use uses hallucinogenic tea as part of its faith.
- Part of the school is used for only religious classes and the other part for only secular classes.
- Within the past few years, the agency has approved both secular and religious high schools in the same zone of varying sizes.
- Agency members:
  - have a conflict of interest; or
  - have made questionable comments.
- There are angry neighbors.

After the exercise is complete, bring in the experts, identify the issues, and critique the agency's decision and its handling of the public hearing.

REAL-TIME ADVICE

City or special counsel should be present at all meetings or hearings where religious land use proposals are considered. Some of the

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factors under RLUIPA may conflict with certain aspects of the normal discretionary review process. For example, while financial hardship generally cannot form the basis for variance relief, a religious applicant's financial situation is relevant to substantial burden claims (see *Westchester Day Sch.*, 504 F.3d at 352-53). Consideration of the applicant's ability to find ready alternatives may not be relevant to most other types of applications but are relevant to religious and other uses that have First Amendment protection, such as adult entertainment. The municipality should consider whether:

- There are other sites where the religious group could locate without unreasonable delay or uncertainty.
- The group has explored other alternative sites.

If an agency member makes a comment that is clearly inconsistent with RLUIPA, for example, that the agency cannot consider the availability of alternative sites when deciding a special permit application, it may be necessary for counsel to step in and provide real-time advice to avoid a decision that may later be found to have been arbitrary and capricious.

IS THE PROPOSED USE RELIGIOUS EXERCISE?

RELIGIOUS EXERCISE

RLUIPA defines "religious exercise" as "any exercise of religion, whether or not compelled by, or central to, a system of religious belief" (42 U.S.C. § 2000cc-5(7)(A)). The statute applies to "[t]he use, building, or conversion of real property for the purpose of religious exercise" (42 U.S.C. § 2000cc-5(7)(B)).

The statute's reach is broad. RLUIPA applies to just about any type of use alleged by an applicant as a form of religious exercise, even if nontraditional, as long as the beliefs are sincerely held. Courts are not in the business of deciding what is and what is not religious exercise. (*United States v. Ballard*, 322 U.S. 78, 86-87 (1944).)

While municipalities are free to challenge the sincerity of religious beliefs, they should not opine on what they view and do not view as religious exercise. Challenging whether an applicant's proposed use is a form of religious exercise could also raise a red flag of discrimination.

One court recently considered when mixed use is religious exercise. The court applied the segmented approach, under which, for each room or facility in a multi-use building, the court:

- Applied the substantial burden analysis to those rooms that were used for both secular and religious purposes.
- Did not apply the substantial burden analysis to rooms or facilities used only for a secular purpose.

(*Chabad Lubavitch v. Borough of Litchfield*, 2016 WL 370696, at *6-7 (D. Conn. Jan. 27, 2016).)

CORPORATE RLUIPA CLAIMS AFTER HOBBY LOBBY

In the wake of the Supreme Court's decision in *Burwell v. Hobby Lobby Stores, Inc.*, it is unclear whether privately held corporations can now bring RLUIPA claims (134 S. Ct. 2751 (2014)). In *Hobby Lobby*, the Court found that corporations were "persons" and could sue under RLUIPA's predecessor, the Religious Freedom Restoration Act (RFRA) (42 U.S.C. §§ 2000bb to 2000bb-4). While this decision has had its critics, including Justice Ginsburg in her dissent, and the case law ruling on claims from corporations is not yet mature, municipalities should cautiously analyze corporate claims and suits under RLUIPA and RFRA. Out of an abundance of caution, municipalities should proceed as though the statute does apply.

ADDITIONAL PROCEDURES AND PREPARING FOR A RIPENESS DEFENSE

RLUIPA claims must be ripe to be adjudicated by a court. The Supreme Court set out the most common test to determine ripeness in *Williamson County Regional Planning Commission v. Hamilton Bank*, which requires that an applicant obtain a final, definitive position about how it can use its property, including exhaustion of the variance process (473 U.S. 172 (1985)). Under this test, courts have dismissed RLUIPA suits for lack of ripeness where the religious entity or individual did not seek variance relief.

RELAXED RIPENESS

Another test to determine ripeness, which must be considered before the *Williamson County* test, is the relaxed ripeness test. Under the relaxed test, a court adjudicates RLUIPA claims, even if the religious entity or individual did not seek a variance, if both:

- The religious entity suffered immediate injury from the government's actions.
- Additional administrative remedies would not further define the alleged injuries.

(*Dougherty v. N. Hempstead Bd. of Zoning Appeals*, 282 F.3d 83, 90 (2d Cir. 2002).)

For example, one court concluded that a property owner's failure to appeal a cease and desist order to a local zoning board of appeals left the owner's asserted immediate injuries ill-defined (*Murphy v. New Milford Zoning Comm'n*, 402 F.3d 342, 352 (2d Cir. 2005)).

When weighing additional procedures and to preserve the ripeness defense, municipalities should therefore consider establishing either:

- An administrative procedure to allow an aggrieved religious land use applicant to appeal an adverse zoning decision to the zoning board of appeals or another agency.
- A formal process of reconsideration for land use decisions, especially one that is required before a further administrative appeal.

Generally applied, additional procedures could place municipalities in a position to:

- Show that an alleged immediate injury is ill-defined absent an appeal of an adverse decision.
- Prompt an adjudicating court to dismiss a lawsuit, especially where the religious group did not seek a variance or other relief.

A religious group may sue after both an initial denial of its desired use and after the reconsideration or appeal, raising the possibility of two lawsuits. However, having an additional round of review has some advantages for municipalities. Municipalities using these types of additional procedures can:

- See the claims in the first challenge, allowing them to know what they may be up against in later lawsuits.

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- Carefully tailor their decisions to specifically address the claims raised by the religious group in its complaint. For example, if a group alleges that its application should be approved because the municipality approved similar secular assembly uses, the municipality can study those other approved uses and distinguish them from the proposed religious use.
- Have another chance to identify compelling interests and apply the regulations in the least restrictive means possible.

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From: Razi Mohiuddin <[redacted]>
Sent: Wednesday, February 25, 2026 1:53 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Re: Recommended CUP Feedback

Jocelyn,

Thanks for sharing the video. For the record, and we would like this to be included in the public comments - this individual who parked the car in front of their residence is not from our community. The individual was part of the ABC News crew. You can see in the video that the individual walked to the news van, talked to them, and walked back to the red vehicle. Our traffic guard repeatedly asked the individual not to park there, and move the vehicle, but they did not listen to us - if the video started a little earlier, you would have seen the discussion with the individual and the traffic guard.

I was personally there and observed this, and you can see me directing traffic when the individual left.

Thanks,

Razi

From: Kim Ratcliff <[redacted]>
Sent: Thursday, February 19, 2026 6:56 PM
To: Allen Meyer <AMeyer@losgatosca.gov>
Cc: jimratcliff <[redacted]>; Town Manager <Manager@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Sblend Sblendorio <[redacted]>
Subject: Re: Following up West Valley Muslim Association, January 24, 2026 event

Town of Los Gatos and Allen,

Here is a video captured by our security camera on 2/19 showing a WVMA attendee's red van blocking our driveway for 10 minutes. THIS is why we need traffic mitigation and direction/code enforcement and LGPD out here. We cannot stand out there and call LGPD every night. We're not the police. We are citizens. We were inside our home and do not want to be outside in unsafe conditions. To send I have to clip in 20 second sections. In the last video you see the driver finally cross the street and return to his vehicle.

Jocelyn, please include these videos in the Planning Commission packet.

Kim and Jim Ratcliff

Jocelyn Shoopman,
Senior Planner Town of Los Gatos
110 East Main Street Los Gatos, CA 95030

Dear Jocelyn Shoopman,

We are writing to follow up on the recommendation we received from the Planning Commission Chair and Vice Chair at last week's Planning Commission meeting (Tuesday, January 27, 2026) encouraging us to engage with other positions and departments to inform them of our concerns.

For context, last week our neighborhood community (Jim Ratcliff) spoke during the Verbal Communications agenda item, sharing our concerns about our community's safety and the non-compliance concerns related to West Valley Muslim Association's (WVMA) upcoming 30-night Ramadan celebration (February 17- March 18, 2026) and ongoing year-round activities violating the existing CUP.

We are disheartened to learn that the members of the Planning Commission knew nothing of our plight despite the fact that over the past two years, the Town has received 15 letters from concerned neighbors on five streets bordering WVMA's property over the past two years; we have provided the Town with numerous emails, video documentation, presentations, data, etc. and had many meetings with numerous elected officials serving on the Town Of Los Gatos' local government and office personnel.

As a result, we are working to communicate with the Town of Los Gatos departments and all of the critical roles that support our Town and community, to actively help us get this item on the radar.. We are sharing a consistent message about the impact on our neighborhood's safety and CUP violation concerns. We are doing this through written communication, in person meetings and participating in public forums. The goal is to get the right level of attention so we can collaboratively establish an action plan.

For your part, we are asking for your support with this effort, and **asking for your availability to meet for 15-20 minutes to get your input and guidance.** We believe this will support getting alignment of the parties involved and affected, while creating a consistent set of expectations and accountability.

We truly feel this is a compatibility issue. By way of example, some of the key issues being raised are reflected in The Town's Codes (i.e. 16.20.010 (a)(1), 16.20.015). The existing CUP (U-24-010), revised in 2020, and as restated in a letter from the Town Of Los Gatos (dated 7/5/2025) responding to WVMA, reads that the property is to be maintained as an "existing church facility"; that worship is extended to 11PM only during Ramadan, and is limited to 10-25 people during the added hour, and only for that specific 30 day period. For the remainder of the year, services are permitted until 10 PM.

We look forward to your response to our request and would be happy to answer any questions you have.

Regards,
[redacted]

NOTE: Sent to Town's email: Town of Los Gatos General Email Provided on Town Website

From: Hongzhi Zhao <[redacted]>
To: Joel Paulson <jpaulson@losgatosca.gov>
Cc: Kim Ratcliff <[redacted]>, [redacted] <[redacted]>, Allen Meyer <ameyer@losgatosca.gov>
Subject: WVMA traffic noise level on Farley Road during its morning prayer service between 4:40 am to 6:00 am
Date: Monday, July 28, 2025 7:44:32 PM
Attachments: WVMA Traffic Noise on Farley Road during 4am to 6am.pdf

Hello, Joel:

Hope you're doing well. As you may know our sleep has been severely disrupted by the WVMA's traffic noise during its morning prayer services between 4:40am to 6:00am, especially in the mornings of Saturday and Sunday. We measured the traffic noise levels on Farley Road, which violates the LG City noise ordinance limits. I attached the report in this email. Please consider it when you review WVMA's application for the modified CUP.

Regards, Hongzhi.

West Valley Muslim Association (WVMA) Traffic Noise Levels on Farley Road Between 4:00am -6:00am During the Summer Morning Services

Hongzhi Zhao
[redacted]
7/27/2025

- Los Gatos Noise Ordinance Sec. 16.20.030. - Public property noise limits:

  No person shall cause, make, suffer or allow to be made by any machine, animal, device or combination of same, on public property a noise level more than fifteen (15) dB noise level
  specified for that particular noise zone, as shown on the Noise Zone Map, during that particular time frame, at any point outside of the property plane.

- Los Gatos Noise Zone Map Limit:

  Between 10:00pm to 6:00am, the ambient noise level limit is 43dBa during the weekends/Holidays, and it is 48dBa during the weekdays. The violation limits are 58dBa during the weekends and 63dBa during the weekdays.

- WVMA Traffic Noise Level Measurement:

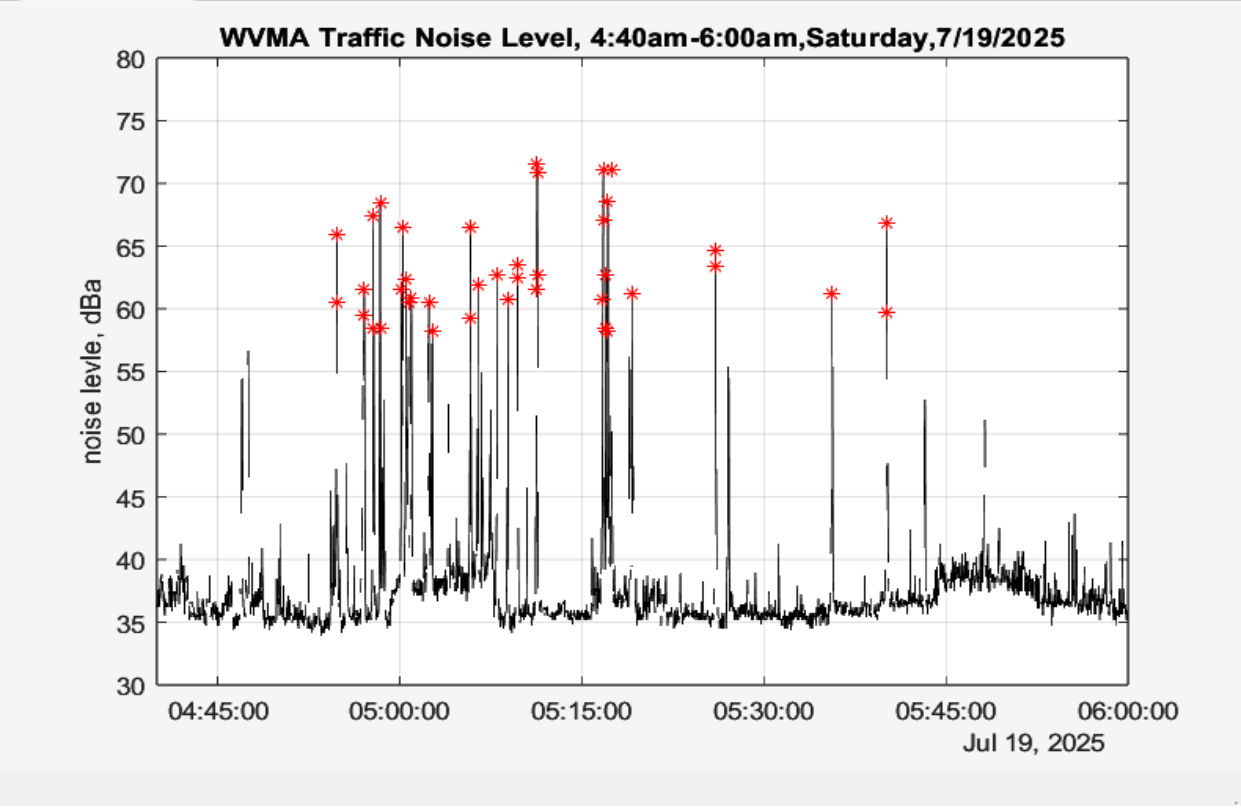
  The Sound level meter (SLM) was placed on the property lot line of 16742 Farley Road which is about 8 feet from Farley Road. The SLM was set to “Fast” response.

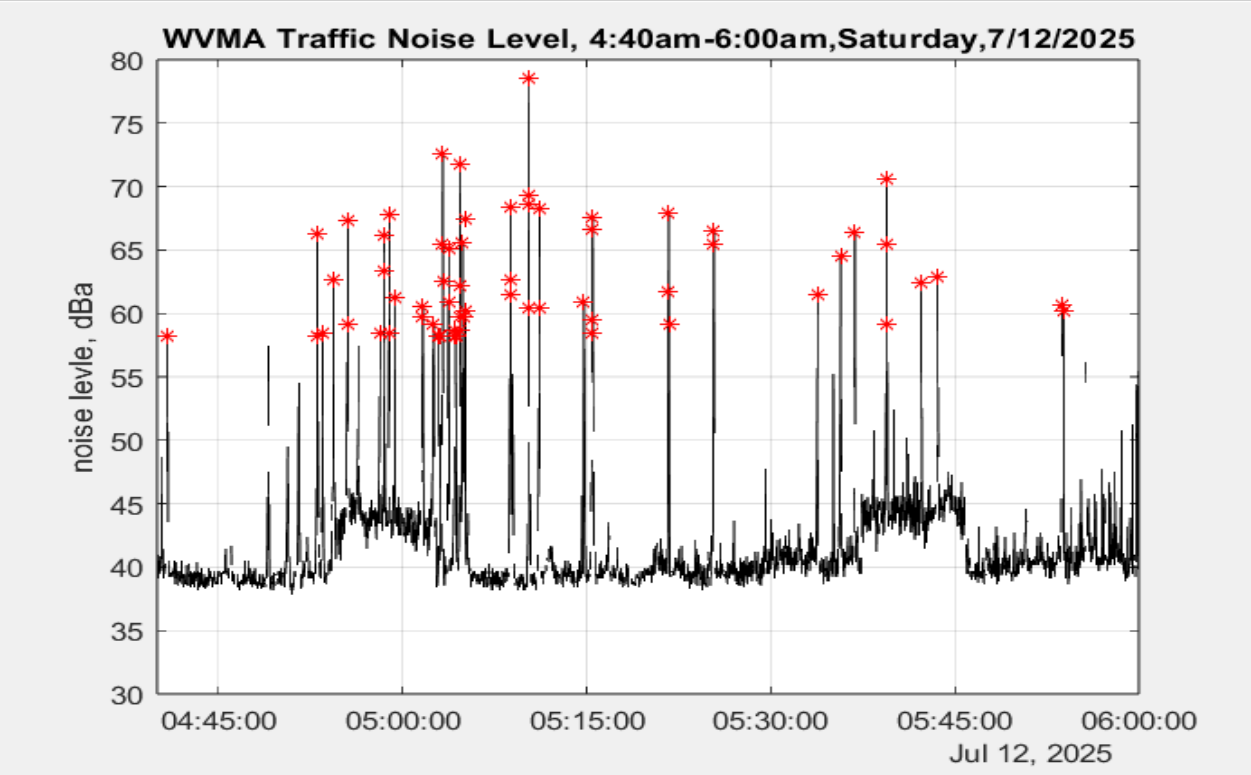
- WVMA Traffic Noise Level Plots:

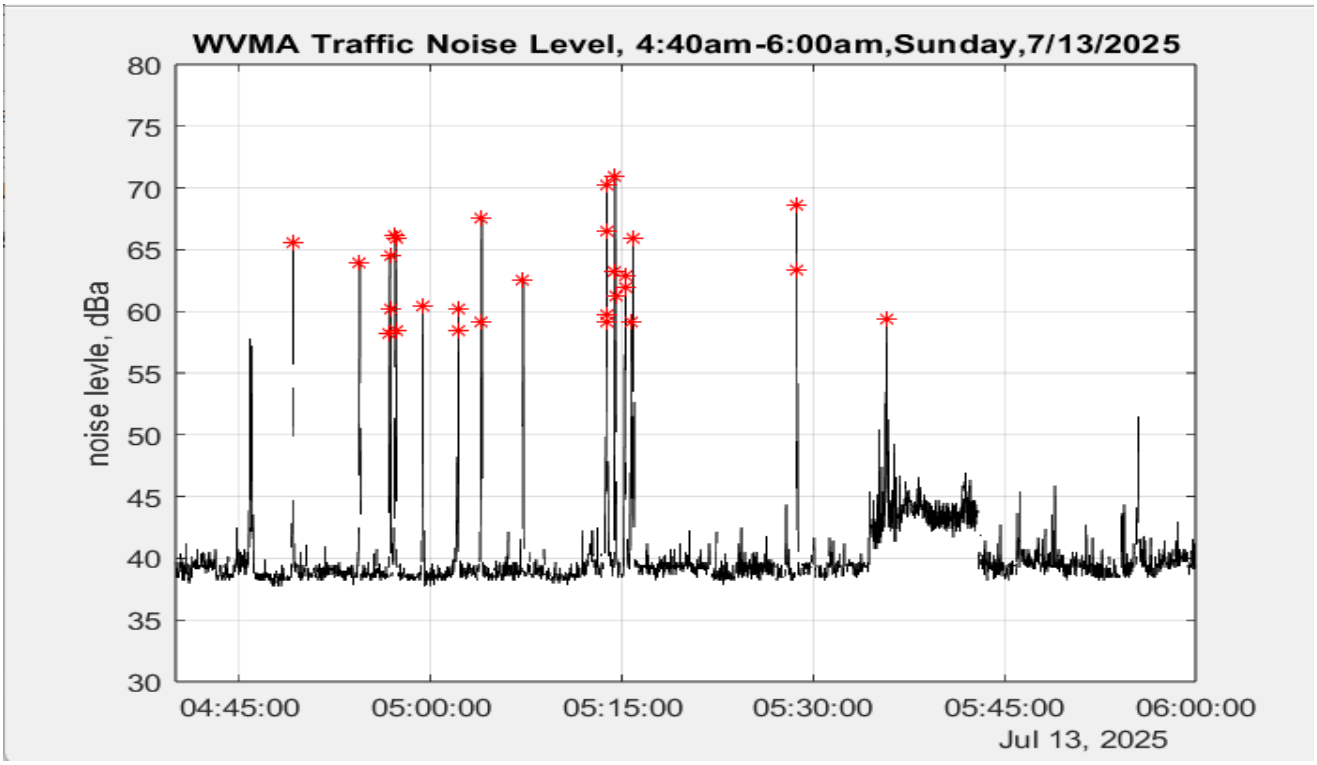
  In the following plots, the black line is the sound level meter recorded noise level in dBa. The red star (*) points indicate WVMA traffic noise levels violate the noise ordinance limits.

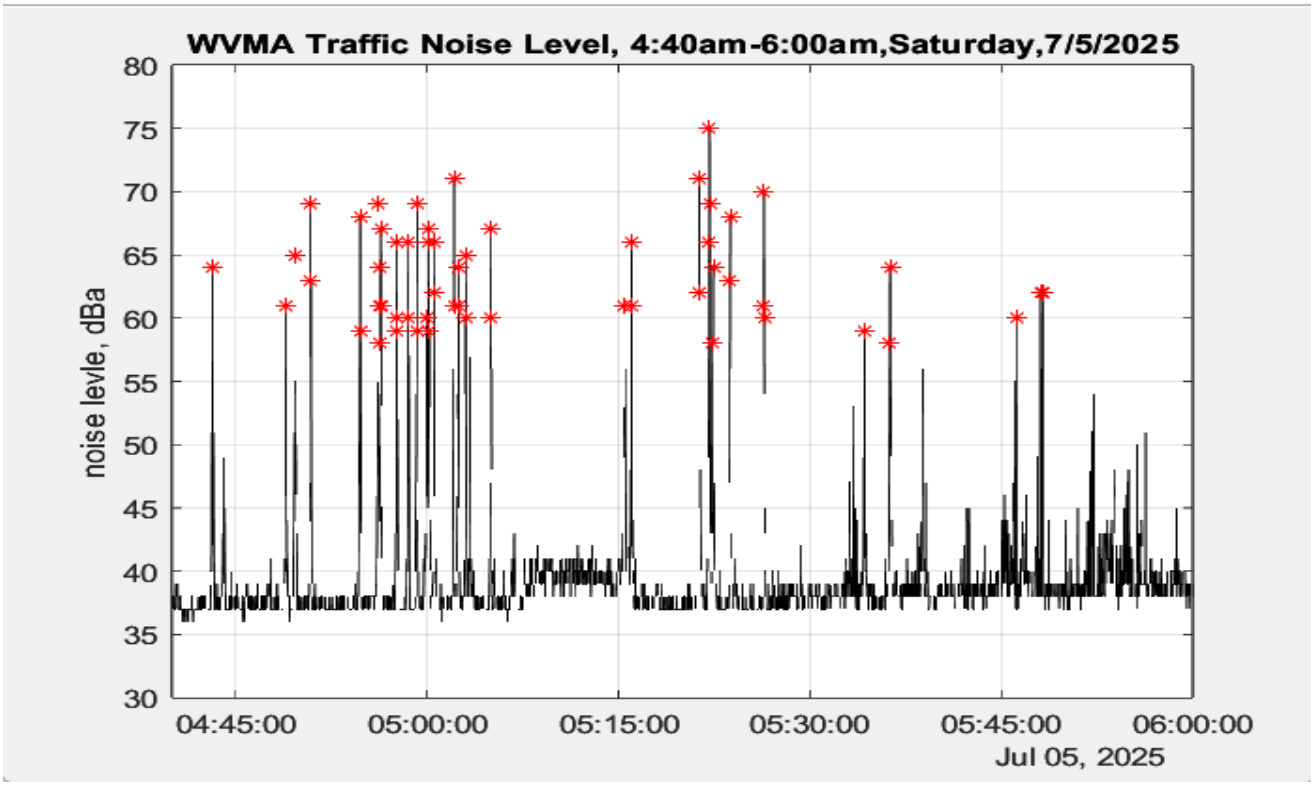
(Continue to next page)

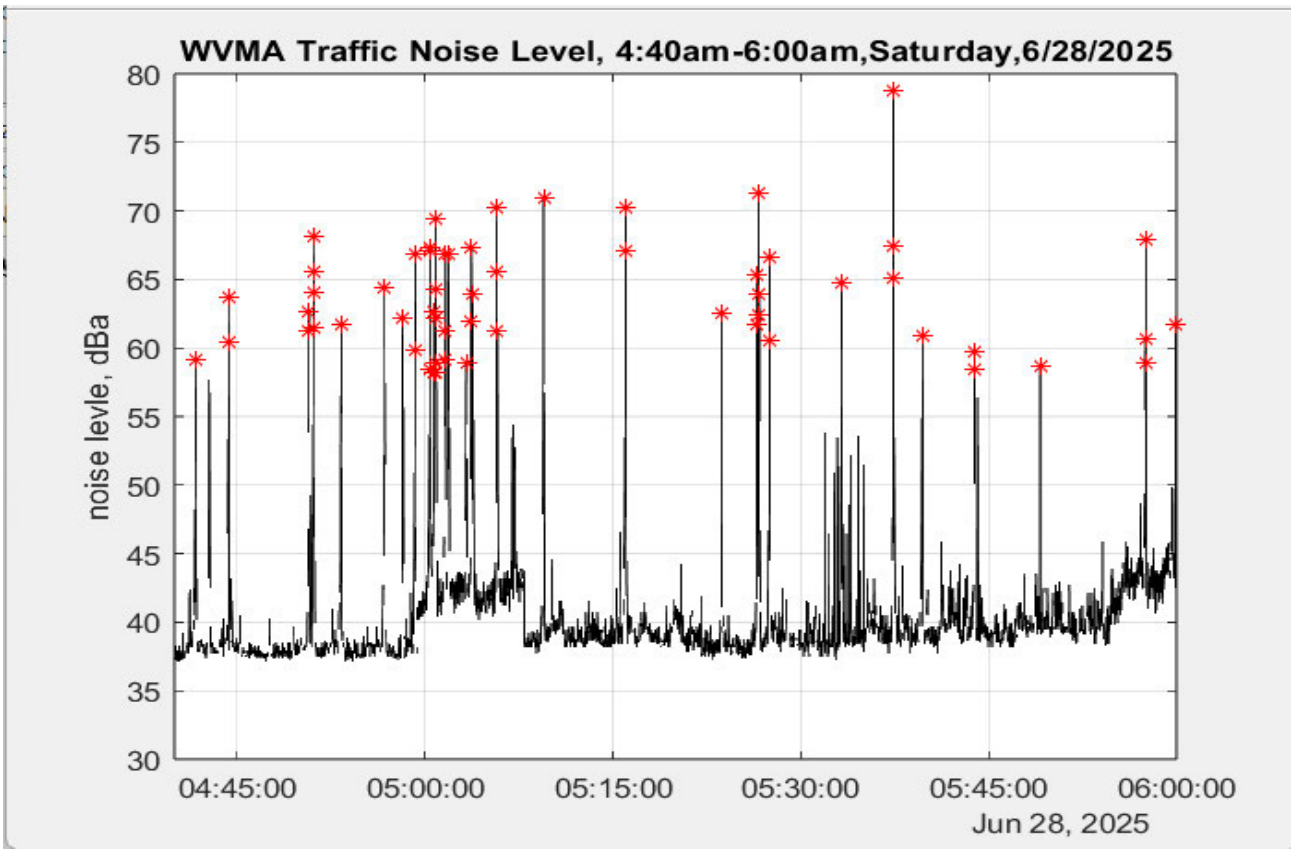
1: Weekends:

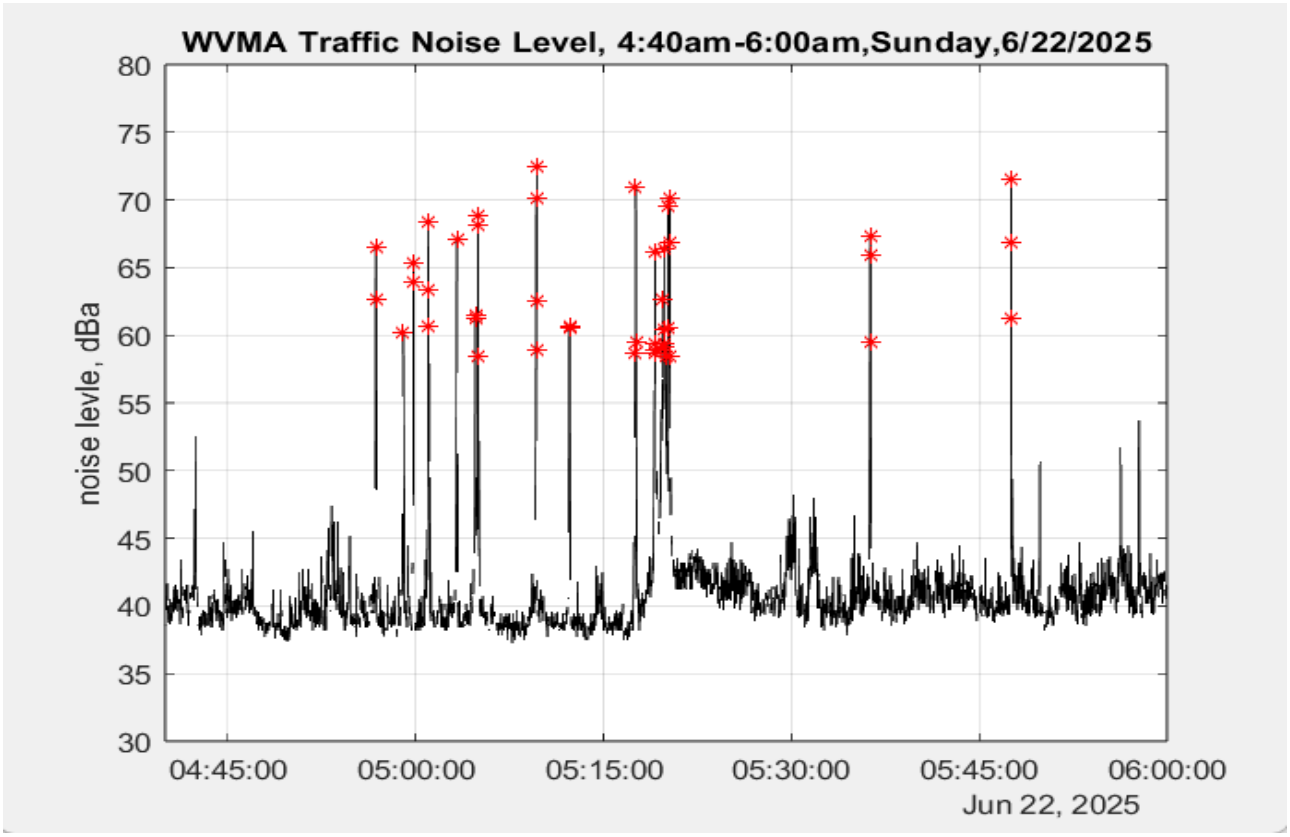

WVMA Traffic Noise Level, 4:40am-6:00am,Saturday,7/19/2025
noise levle, dBa
80
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05:30:00
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Jul 19, 2025

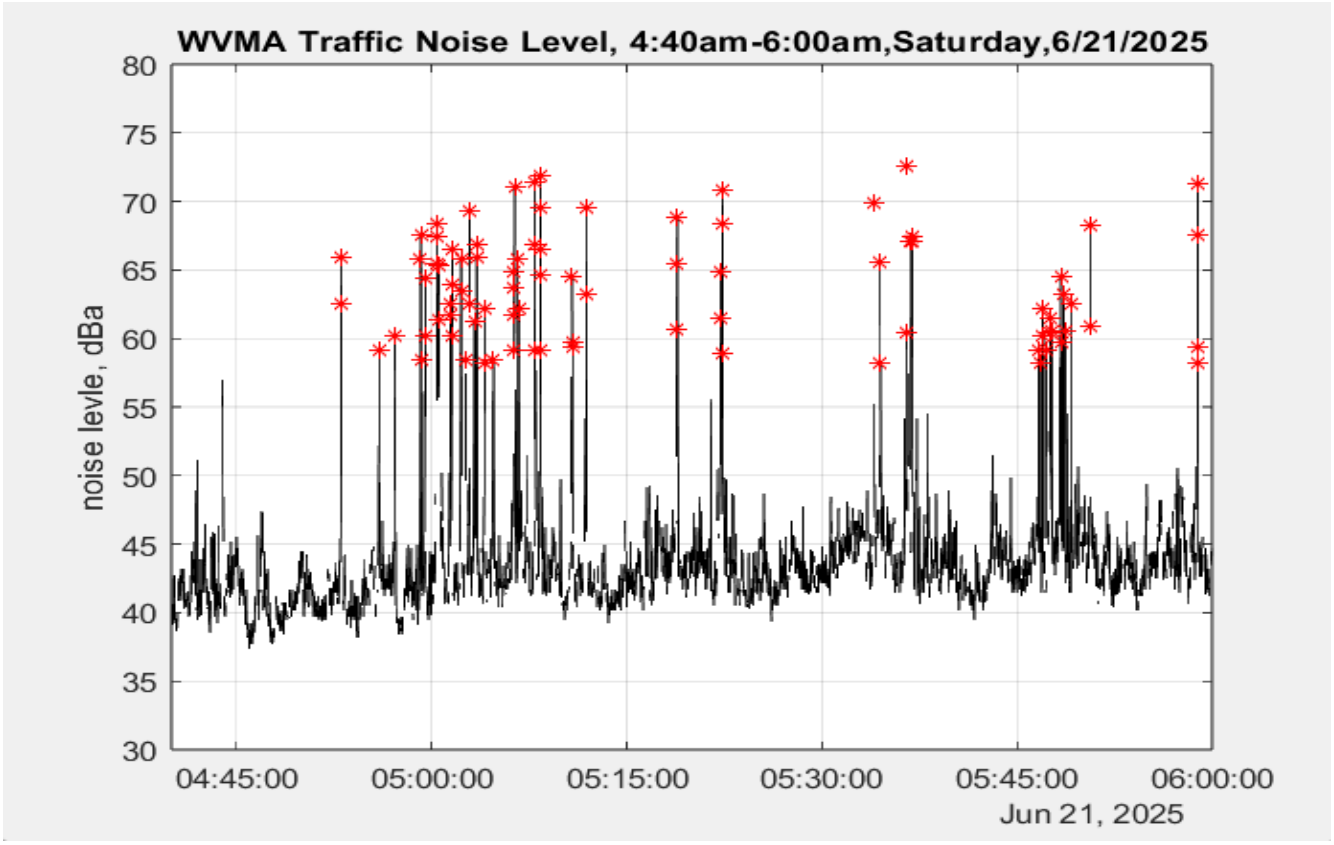

WVMA Traffic Noise Level, 4:40am-6:00am,Saturday,7/12/2025
noise levle, dBa
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Jul 12, 2025

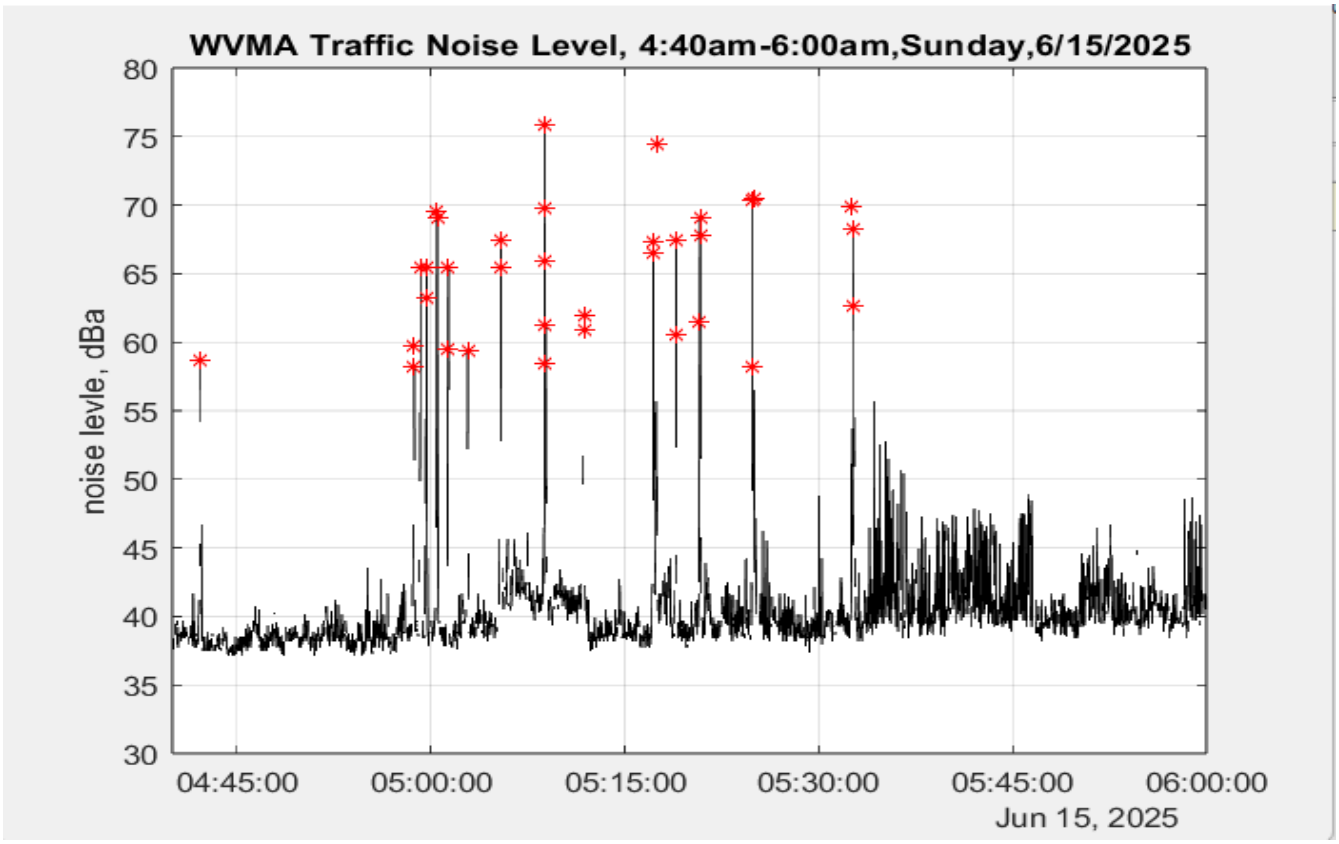

WVMA Traffic Noise Level, 4:40am-6:00am,Sunday,7/13/2025
noise levle, dBa
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Jul 13, 2025


WVMA Traffic Noise Level, 4:40am-6:00am,Saturday,7/5/2025
noise levle, dBa
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Jul 05, 2025

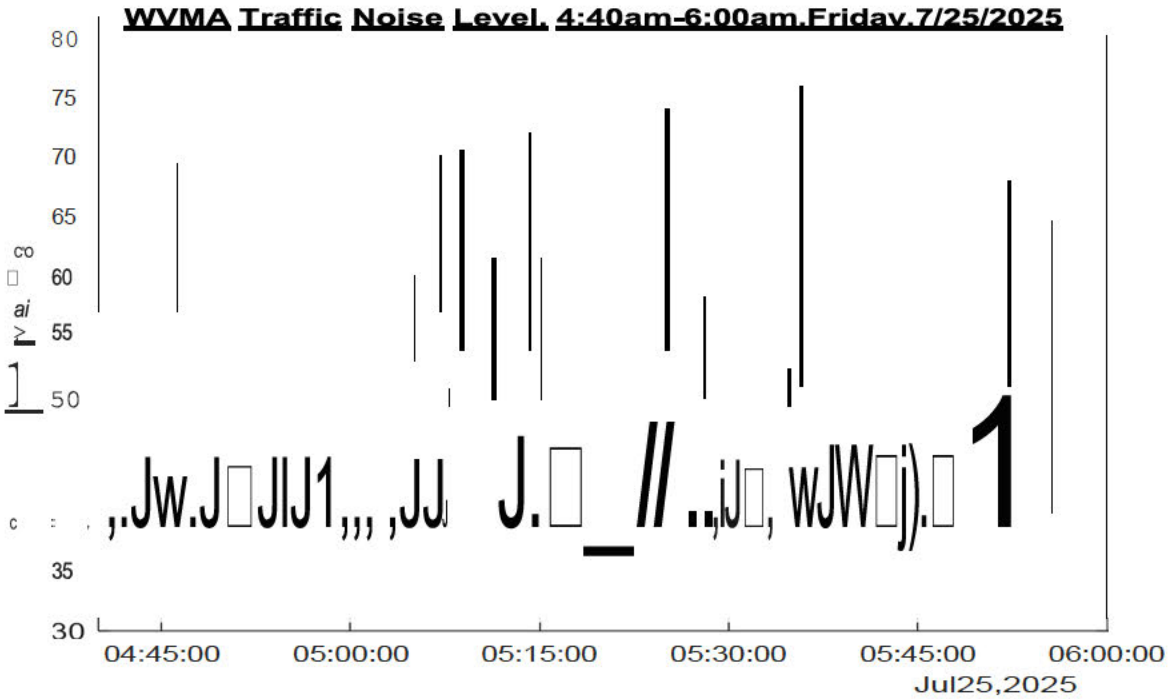

WVMA Traffic Noise Level, 4:40am-6:00am,Saturday,6/28/2025
noise levle, dBa
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Jun 28, 2025

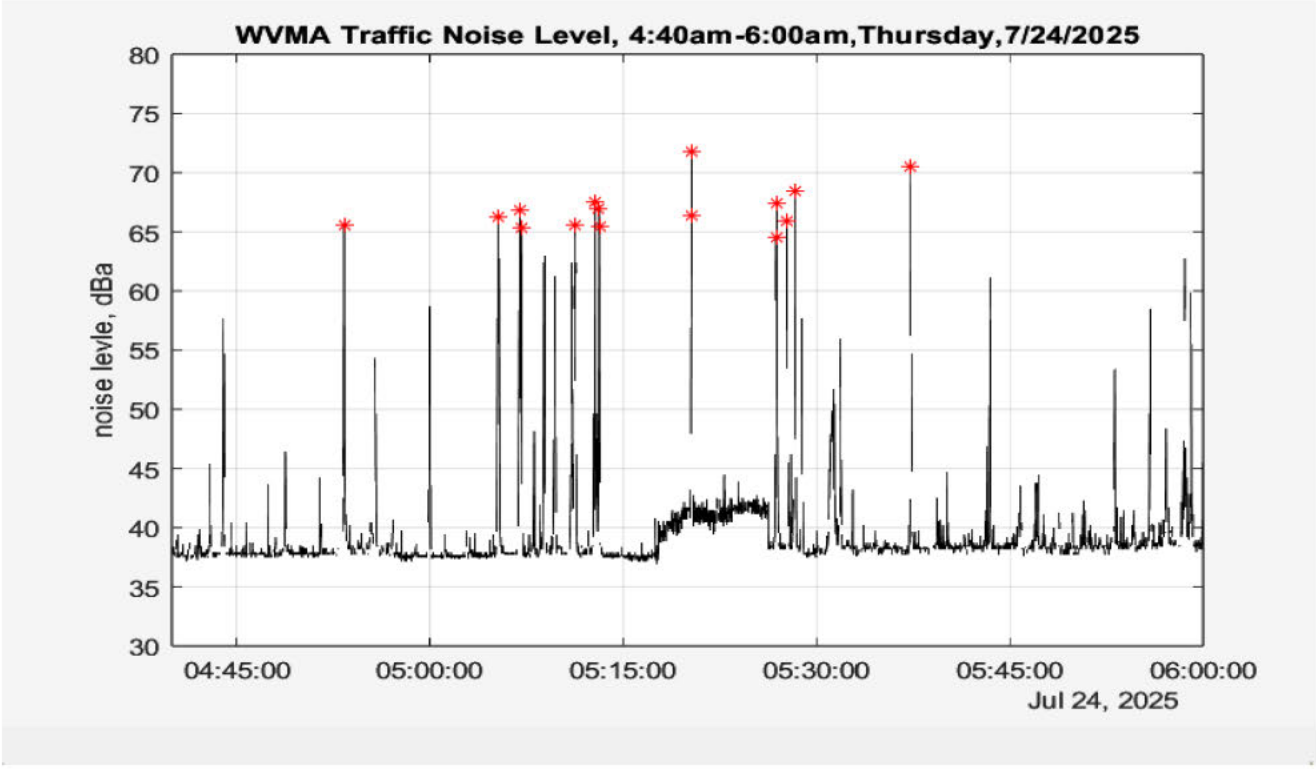

WVMA Traffic Noise Level, 4:40am-6:00am,Sunday,6/22/2025
noise levle, dBa
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Jun 22, 2025

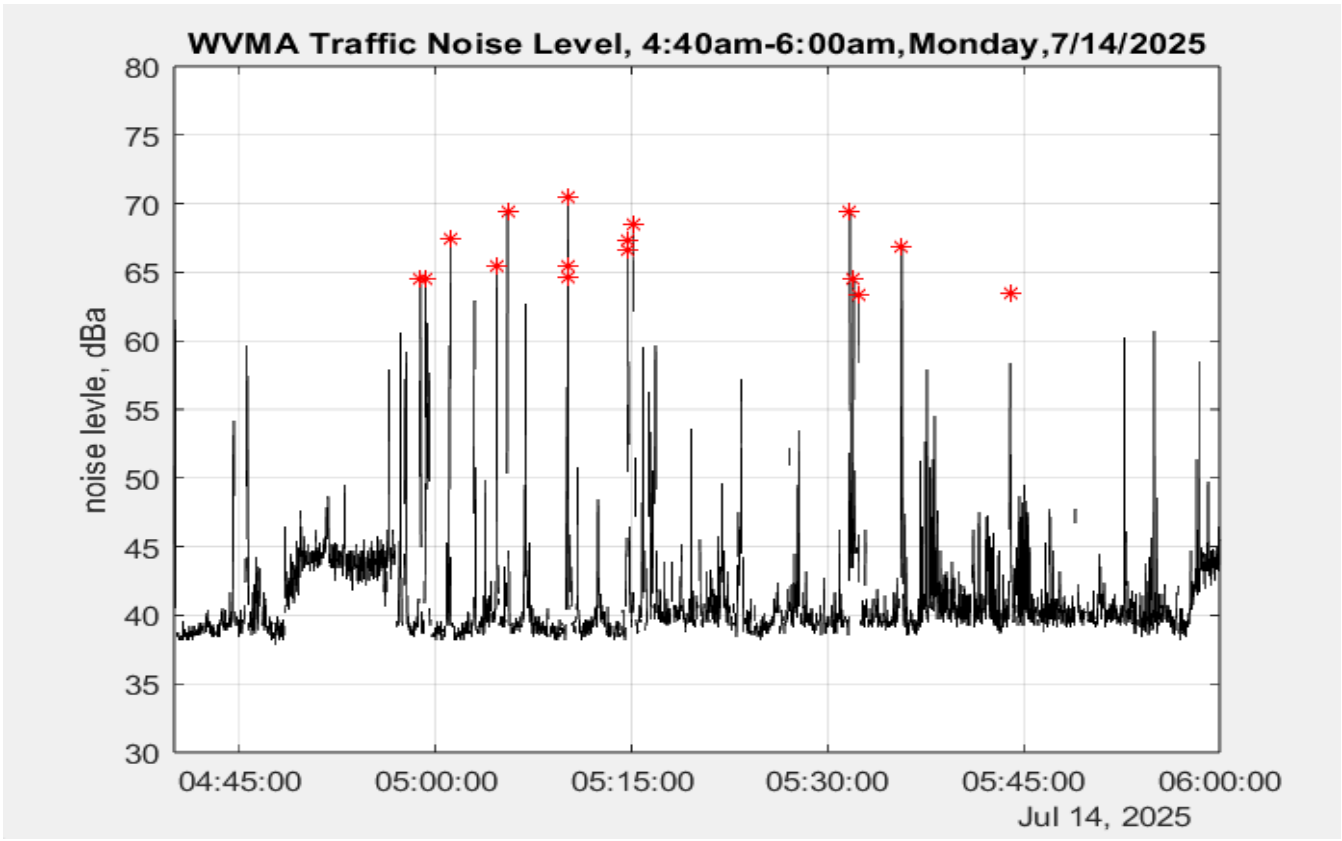

WVMA Traffic Noise Level, 4:40am-6:00am,Saturday,6/21/2025
noise levle, dBa
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Jun 21, 2025

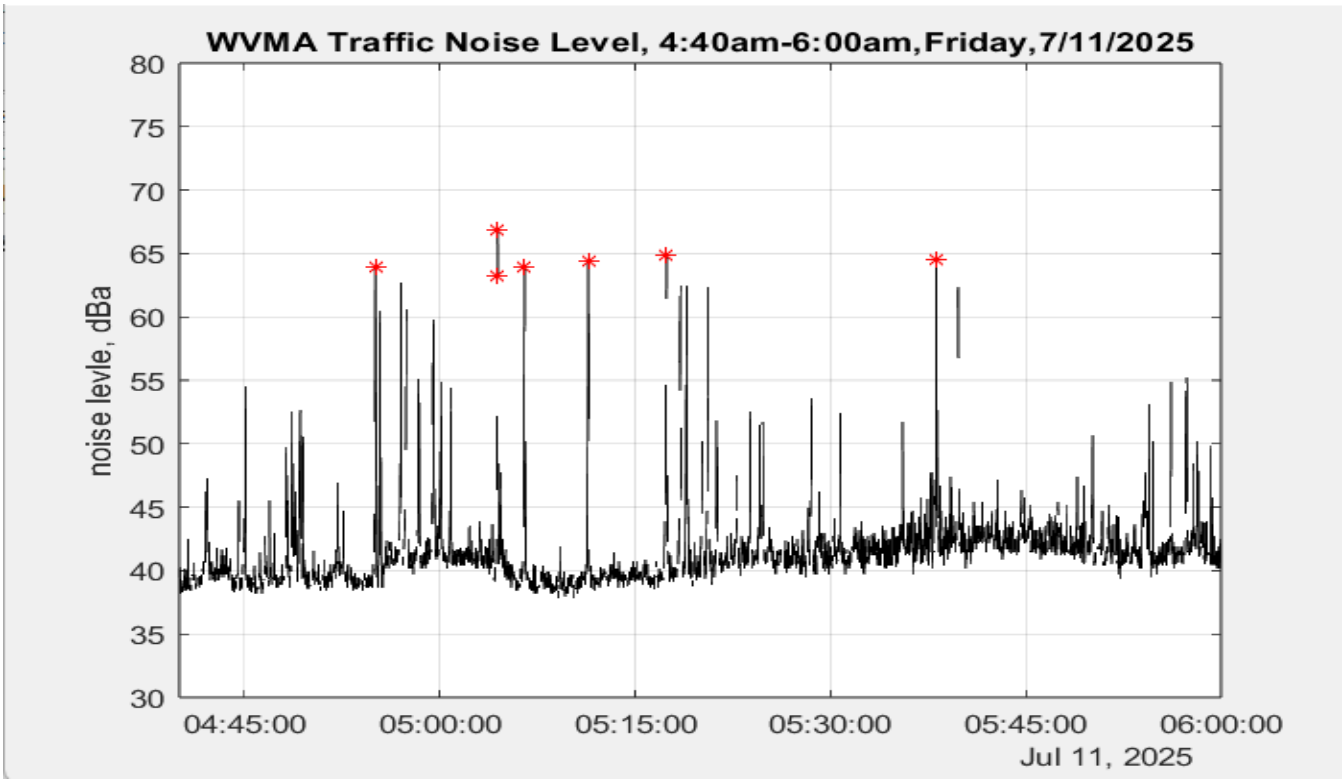

WVMA Traffic Noise Level, 4:40am-6:00am,Sunday,6/15/2025
noise levle, dBa
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Jun 15, 2025

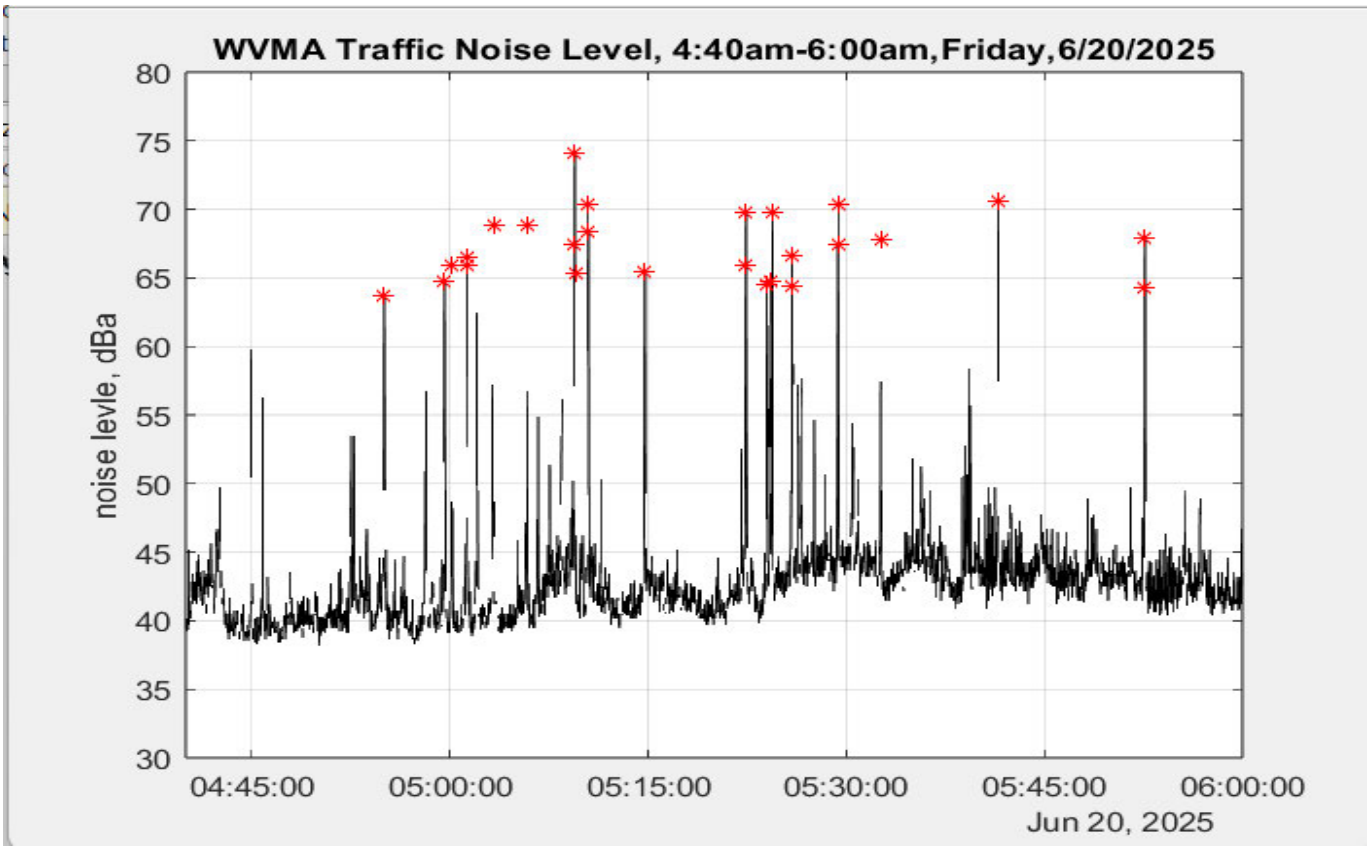
2: Weekdays:

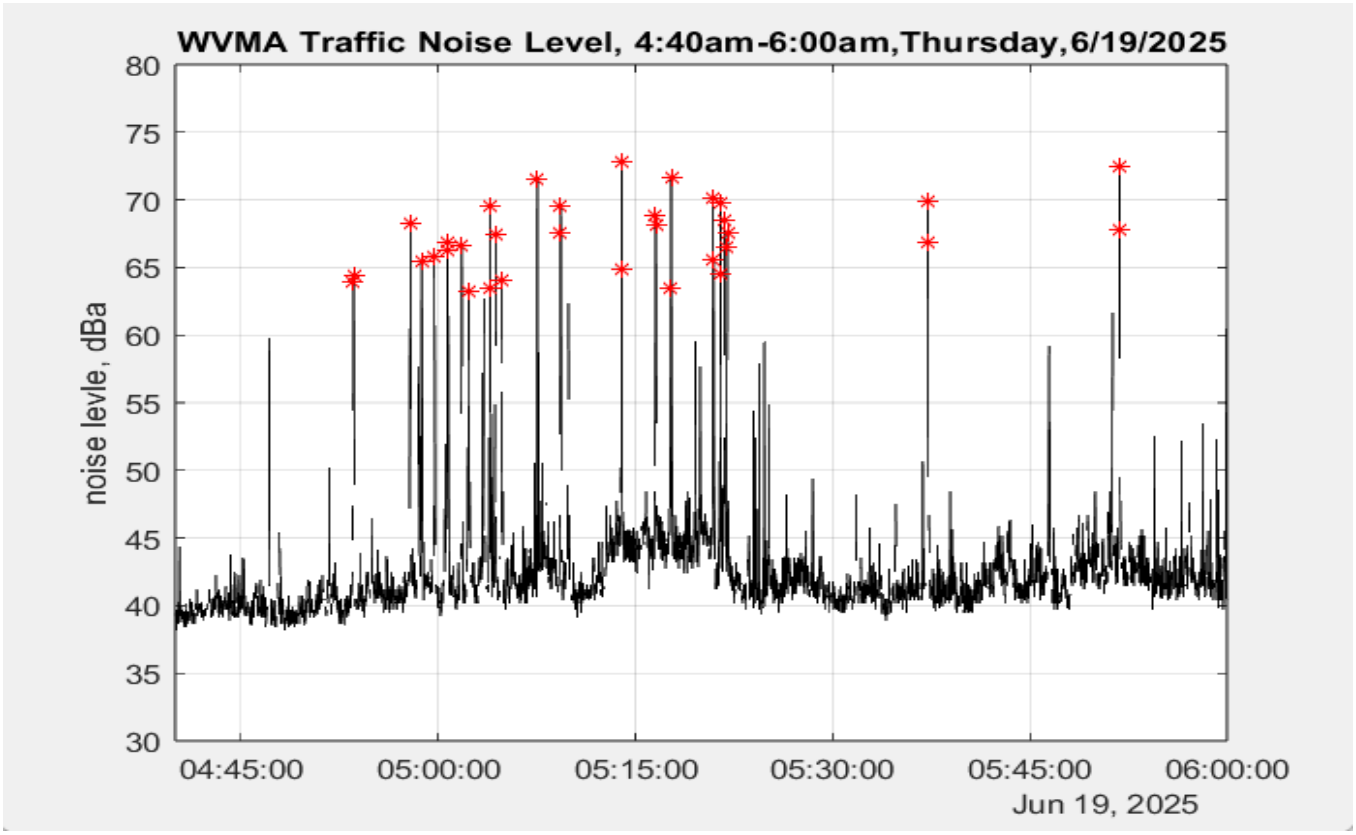

WVMA Traffic Noise Level, 4:40am-6:00am,Friday,7/25/2025
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Jul25,2025

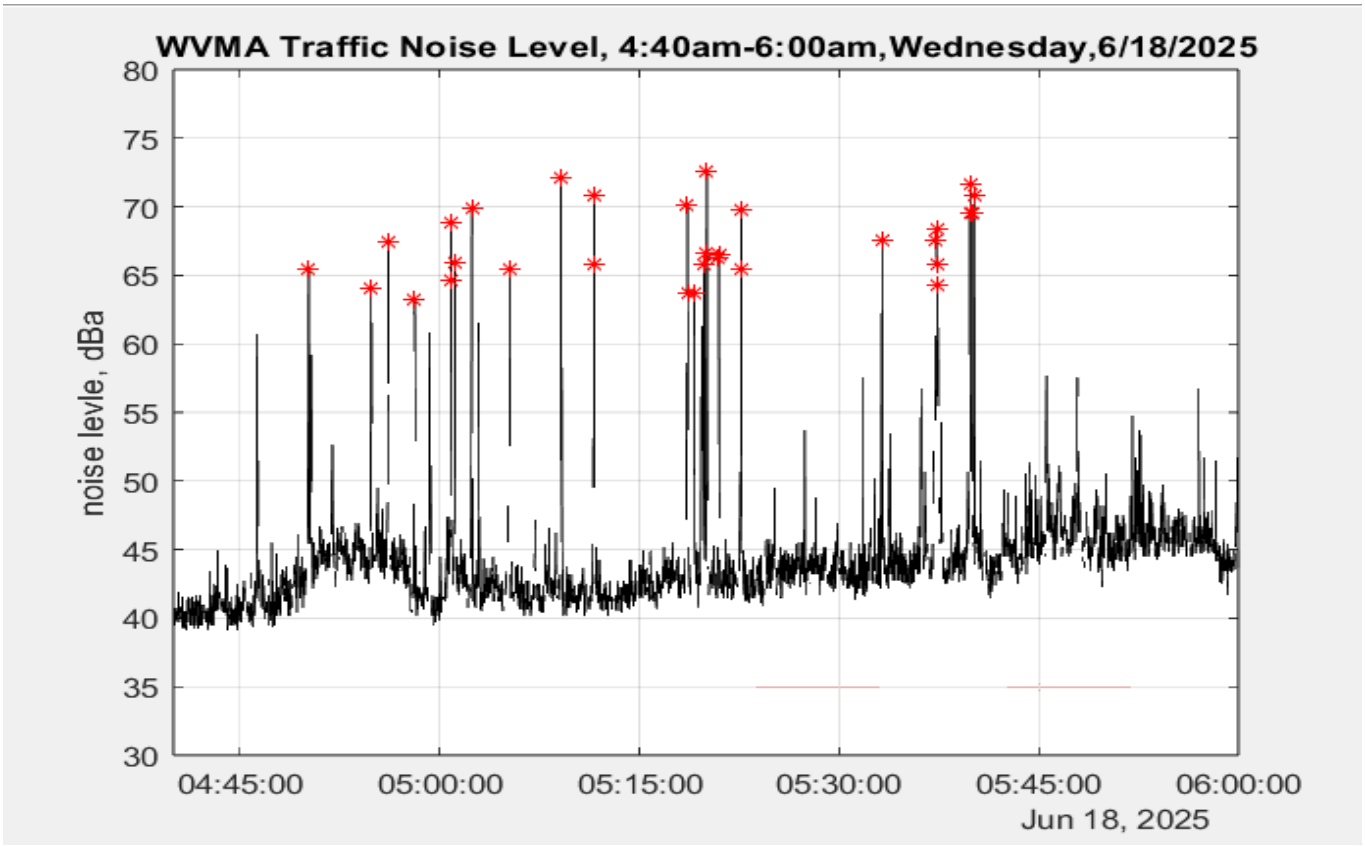

WVMA Traffic Noise Level, 4:40am-6:00am,Thursday,7/24/2025
noise levle, dBa
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Jul 24, 2025

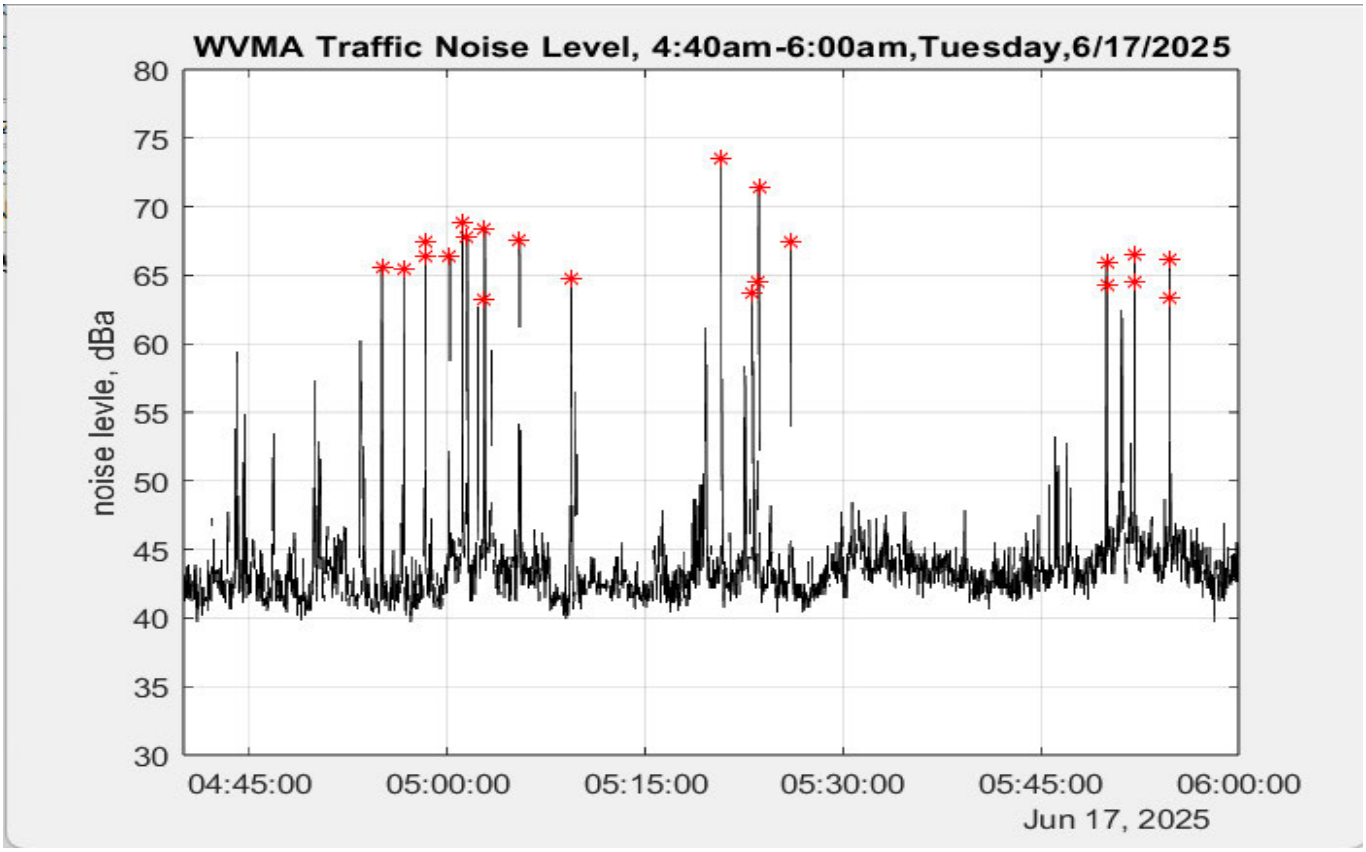

WVMA Traffic Noise Level, 4:40am-6:00am,Monday,7/14/2025
noise levle, dBa
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Jul 14, 2025


WVMA Traffic Noise Level, 4:40am-6:00am,Friday,7/11/2025
noise levle, dBa
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Jul 11, 2025


WVMA Traffic Noise Level, 4:40am-6:00am,Friday,6/20/2025
noise levle, dBa
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Jun 20, 2025


WVMA Traffic Noise Level, 4:40am-6:00am,Thursday,6/19/2025
noise levle, dBa
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Jun 19, 2025


WVMA Traffic Noise Level, 4:40am-6:00am,Wednesday,6/18/2025
noise levle, dBa
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Jun 18, 2025


WVMA Traffic Noise Level, 4:40am-6:00am,Tuesday,6/17/2025
noise levle, dBa
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04:45:00
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05:30:00
05:45:00
06:00:00
Jun 17, 2025

3: WVMA Traffic Noise Measurement Location:



From: rampfar@aol.com <[redacted]>
Sent: Monday, June 30, 2025 9:56 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov> **Cc:** Town Manager <Manager@losgatosca.gov>
Subject: WVMA concerns

- To Whom It May Concern:

We're writing to request that the following information about our neighbor, the West Valley Muslim Association, be included in the Planning Commission meeting packet. The information WVMA provided for my wife, Ann, did not accurately reflect how Ann and I feel. It is essential to establish a clear set of boundaries for WVMA's CUP modification to prevent the organization from continuing to negatively impact the character of our small, quiet residential street.

On July 12, 2024, and July 19, 2024, I was approached by one of WVMA's representatives who was conducting traffic and parking control on Farley Road. This traffic control has happened very infrequently since the above dates. The attendee asked if I had any concerns. My major concern was the lights from the exiting cars shining right into our front window and bedroom.

They offered to plant trees or hedges on our property to block the light. I replied that that wouldn't work due to the offset of driveways. What was left out of my response in the Neighborhood Report submitted to the Town by WVMA was my suggestion to reverse the direction of driveways at the entrance and exit points. I also suggested a stop sign to slow down the continuous flow of cars leaving the mosque. On the 7/19/2024 interaction, I was again approached by the same rep asking if had thought about her suggestion of planting trees or hedges. I again stated that it would not work to alleviate the light from hitting our front window. I again asked about my suggestion, she would bring it to the Board. To date, as of 7/20/2025, I have not heard back from any WVMA representative.

On 11/25/24, two WVMA reps came to our door and spoke with Ann Bundlie (wife) to seek feedback about her concerns. Again, Ann mentioned the lights, traffic, noise, and the speed of cars leaving and entering the mosque. The attendees promised to remind the community. All problems still exist as of this date 7/20/25.

On 3/14/2024, a WVMA rep approached Mary Hogan (sister-In-law) who lives in a cottage on the property. She was asked about her concerns with the attendees of the Mosque. Mary voiced her concern about the sudden acceleration/noise made by members leaving the mosque. The rep promised that attendees would be reminded of concerns.

Since our last interaction with attendees from the Mosque on November 25, 2024, there has been no follow-up regarding our concerns. Our concerns have increased:

1. WVMA's Maintenance/Gardening crew runs a gas blower (violation of city ordinance) for at least 2 hrs. a week.

2. WVMA's attendees' vehicles constantly turn around in our driveway, day and night. Clearly, the communication they mention in their CUP modification, asking members to respect neighbors, is not working.

3. During Friday prayers and special events, vehicles routinely block our mailbox and driveway.

4. During Friday prayers and special events, vehicles routinely park in front of the fire hydrant across the street. The next hydrant is located over 100 yds away.

5. There is constant weekend traffic from activities in our neighborhood, as well as lots of screaming and yelling in WVMA's parking lot. It's as if no adults are supervising.

6. Attendees congregate in groups on the street, some with loud voices, including during Ramadan as we tried to sleep. Attendees chat, fold up strollers, chirp their car alarms to unlock vehicles, etc.

7. Once the services end during Friday prayers and other events, the constant stream of vehicles on Farley Road prevents us from leaving our home. There is no yielding on behalf of the attendees. At times, my wife or sister-in-law has to get out of the car and physically stop vehicles in the road.

I'm sure that none of the WVMA members would want this to happen to them. We have endured a great deal over the past two years, in terms of being negatively impacted by WVMA. Their neighborhood report in the CUP modification application does not accurately reflect how we, as neighbors,

feel.

Respectfully,

Ann & Roger Bundlie



From: Kim Ratcliff <[redacted]>
Sent: Thursday, June 26, 2025 10:09 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; [redacted]; jimratcliff <[redacted]>; Allen Meyer <AMeyer@losgatosca.gov>
Subject: Fwd: WVMA gardeners using gas blower

Dear Jocelyn,

We would like to ask that this communication be included in the Planning Commission meeting packet as it demonstrates a continued lack of cohesion between WVMA leadership and the vendors in their employ as well as a continued disregard of Town ordinances.

Thanks,

Kim and Jim Ratcliff
[redacted]
Roger and Ann Bundlie
[redacted]

---------- Forwarded message ---------
From: **Allen Meyer** <AMeyer@losgatosca.gov>
Date: Tue, Jun 24, 2025 at 7:38 AM
Subject: RE: WVMA gardeners using gas blower
To: Kim Ratcliff <[redacted]>, Bridgette Falconio <BFalconio@losgatosca.gov>
Cc: [redacted]>, jimratcliff <[redacted]>

Good morning Kim,

The equipment did appear to be a gasoline powered leaf blower. I have drafted a notice and will be sent out in todays mail. I'll conduct an inspection in a few weeks to confirm that the violation has been resolved.

Best,

Allen Meyer ● Code Compliance Officer
Community Development Department ● 110 E. Main Street, Los Gatos CA 95030
Ph: 408.399.5746 ● Ameyer@LosGatosCA.gov
www.losgatosca.gov ● https://www.facebook.com/losgatosca

Regular Code Compliance hours:
7:00 AM – 3:30 PM, Monday – Friday

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

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

From: Kim Ratcliff <[redacted]>
Sent: Monday, June 23, 2025 3:18 PM
To: Allen Meyer <AMeyer@losgatosca.gov>; Bridgette Falconio <BFalconio@losgatosca.gov>
Cc: [redacted]; jimratcliff [redacted]
Subject: Re: WVMA gardeners using gas blower

Dear Allen,

I shared the video with you and Bridgette Falconio in the WVMA Google Folder that Bridgette created so I could share other videos with the Town.

The video is too long to send via email so hopefully she can show you the video. Please let us know if it was in fact a gas blower.

Thanks,

Kim

On Mon, Jun 23, 2025 at 1:36 PM Allen Meyer <AMeyer@losgatosca.gov> wrote:
Good afternoon Kim,

Please provide me with your video documentation. If I observe a violation in the video, I will send an Administrative Warning to WVMA.

Thank you,
Allen

From: Kim Ratcliff [redacted]
Sent: Monday, June 23, 2025 1:20 PM
To: Allen Meyer <AMeyer@losgatosca.gov>; [redacted]; jimratcliff <[redacted]>
Subject: WVMA gardeners using gas blower

Dear Allen,

Today, from approximately 10:30-1130 am, and also for 2+ hours last week, West Valley Muslim Association's gardening crew used a gas blower. We have video documentation if you need to view it. Can you please reiterate the Town's rules to WVMA about gas blowers?

Thanks,
Kim and Jim Ratcliff
Roger Bundlie

From: Jinping Yang <[redacted]>
Sent: Sunday, June 22, 2025 9:30 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Re: Concern regarding the CUP modification request by WVMA

Hi Jocelyn,

We'd like to write to you again to reemphasize our family's stance regarding WVMA's CUP modification.
This year's Ramadan was much better than before. We appreciate WVMA's consideration and wish it remains this way in the future. To reciprocate, my family would consider it acceptable to delay the deadline to 11:00PM in the few months when sundown happens late (July & June). In any case, it should never be over 11:00PM. Frankly, 11:00PM is already ridiculous for any neighborhood.
Our community should have a say in the terms of CUP. The CUP modification should not be approved without prior consent by the community.

Thanks & best regards,
Jinping Yang & Zhuo Wang
[redacted]

From: Hongzhi Zhao <[redacted]>
Sent: Wednesday, June 4, 2025 1:43 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Kim Ratcliff <[redacted]>
Subject: Re: Concerns about a Modified CUP for WVMA

Hello, Jocelyn:

Hope you're doing well. I documented WVMA traffic and traffic noise during current morning service and during last Ramadan month. It is attached. Our normal sleep is severely disrupted by WVMA traffic noise between 10:00pm to 6:00am.

Regards,

Hongzhi.

[Public]

WVMA Traffic & Traffic Noise Between 10:00pm to 6:00am

Hongzhi Zhao
[redacted]

6/2/2025

[Public]

House [redacted] Location:

- My residence is situated on Farley Road, approximately halfway between the West Valley Muslim Association (WVMA) and Los Gatos Boulevard, with the house positioned about 40 feet from Farley Road itself.
- Most WVMA members drive to the WVMA property via Los Gatos Blvd and Farley Road, passing by our home.
- The vehicles travel significantly faster near our house than at the WVMA entrance gate, resulting in much higher traffic noise.
- Our bedroom faces Farley Road, and the noise from WVMA traffic between 10:00 PM and 6:00 AM severely disrupts our sleep.


West Valley Muslim Assoc
WVMA
Farley Rd
Farley Rd
Farley Rd
Farley Rd
WVMA Traffics
Lou's Coffee Shop
Breakfast
Sunbelt Rentals
Los Gatos Blvd
Los Gatos Blvd
Frank Ave
Affordable Treasures
Party Store

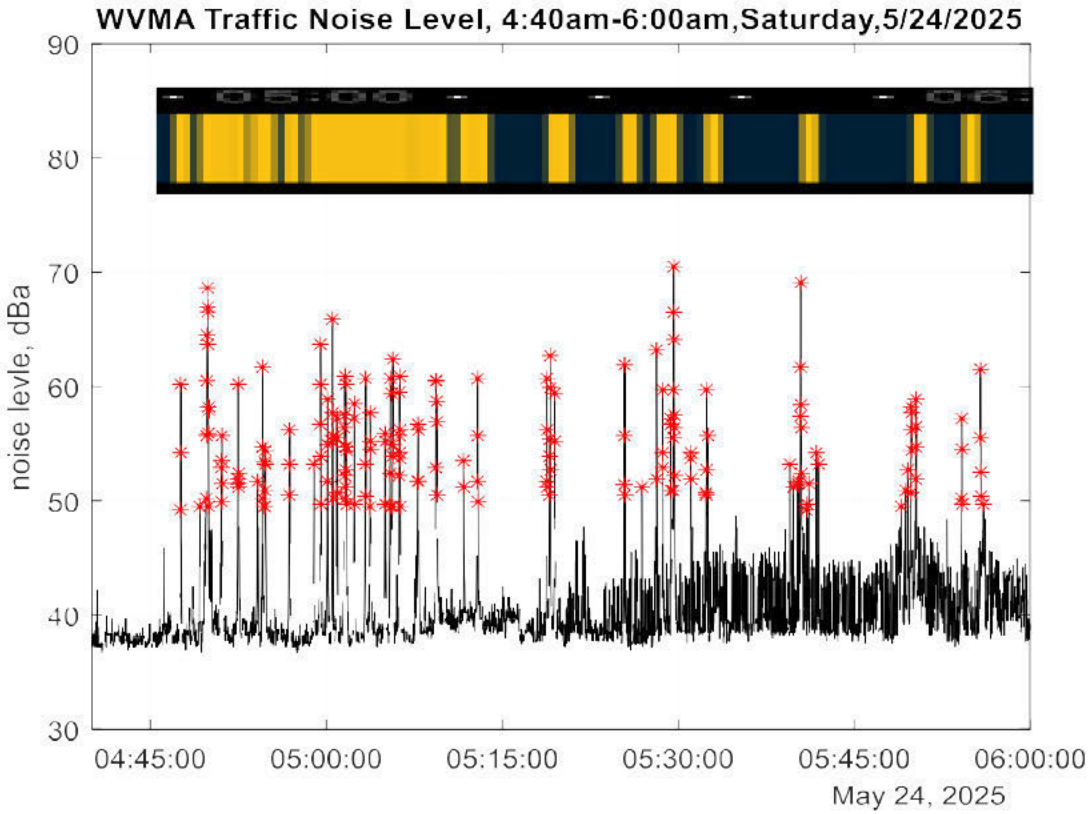
[Public]

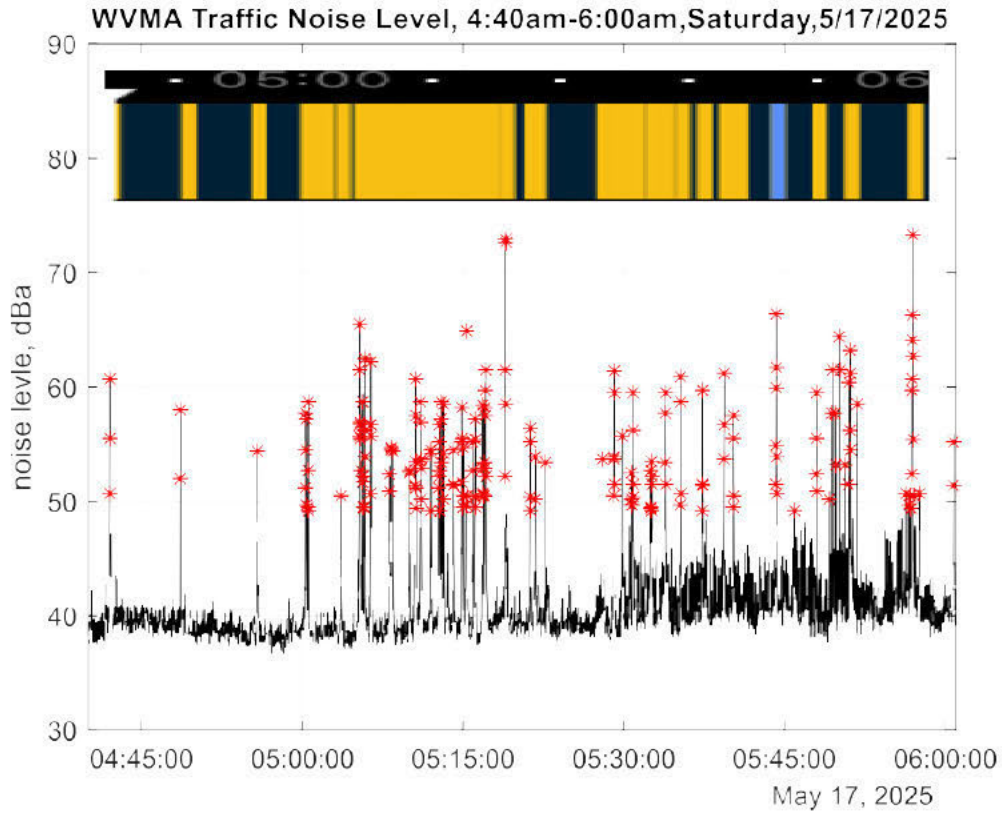
Morning Prayer Services During Summer, (4:40am – 6:00am)

- Saturday: About 40 vehicles attend the services. The total in-and out vehicles is about 50 passing by my house.
- Sunday-Friday: About 13 vehicles attend the services. The total in-and-out vehicles is about 20 passing by my house.

[Public]

Morning Service during Summer, Traffic Noise, 4:40am-6:00am, Saturday:



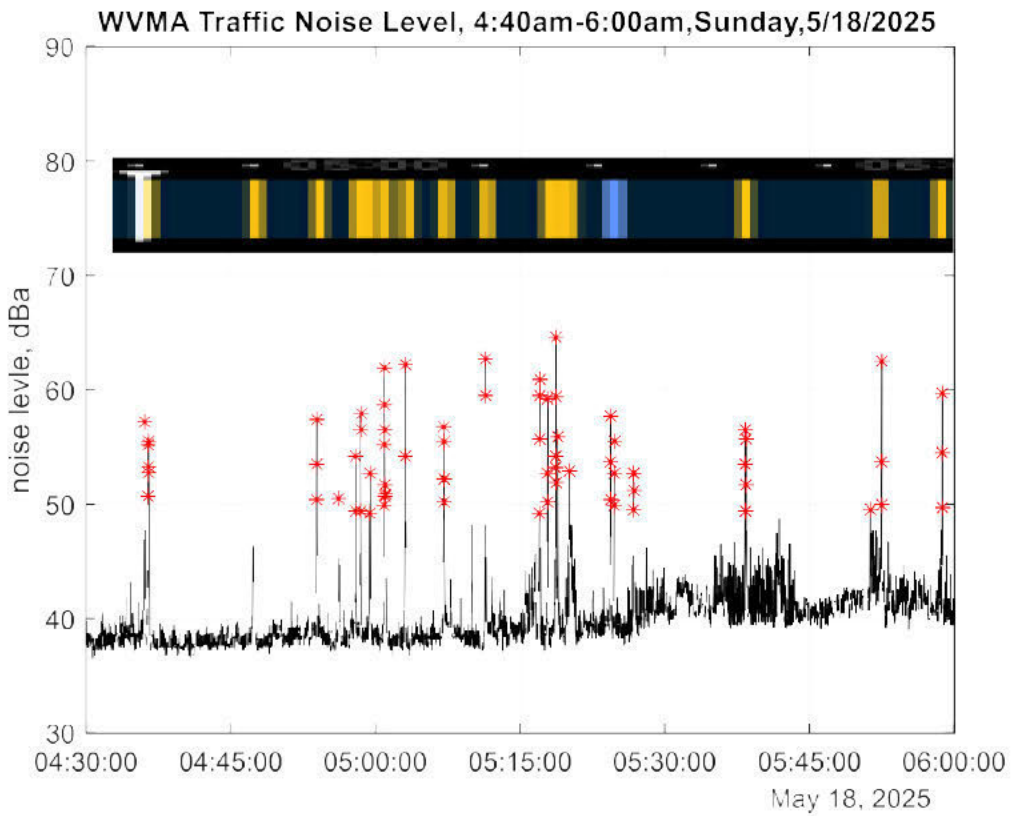


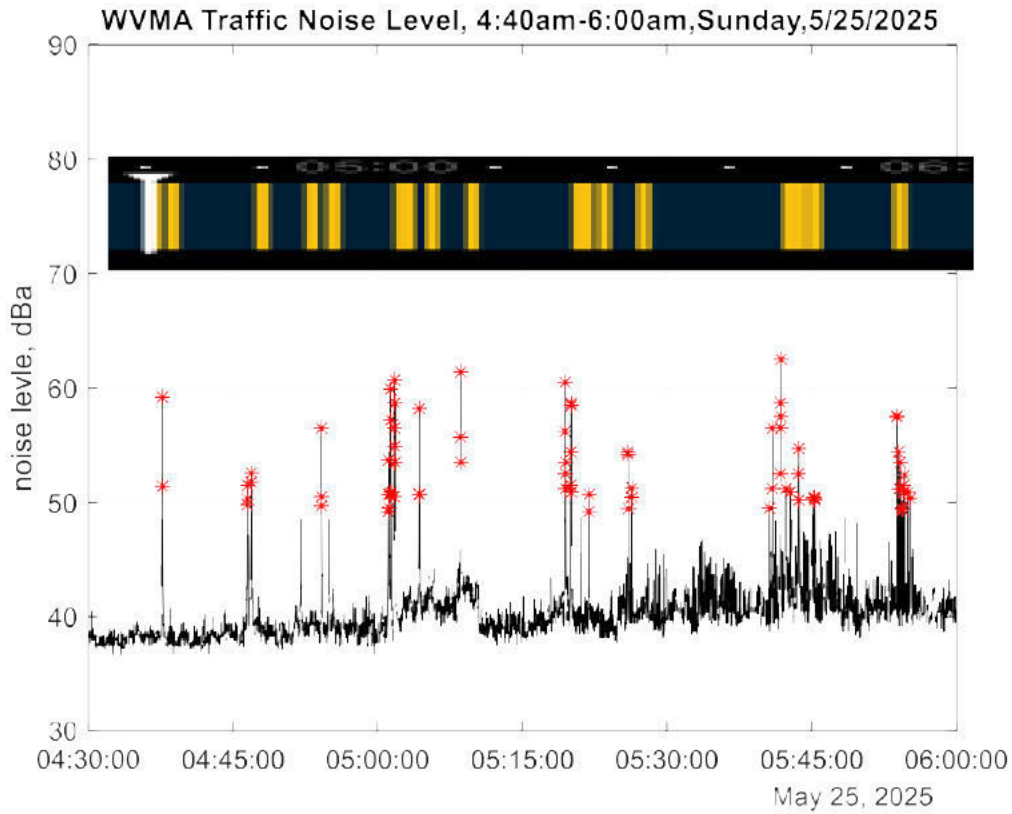
Noise was measured at the front door of house at [redacted] using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level higher than 49dBa during weekends

Traffic Bar:  Yellow and Blue Color: vehicle recorded, Black Color: no vehicle recorded.

[Public]

Morning Service during Summer, Traffic Noise, 4:40am-6:00am, Sunday:





Noise was measured at the front door of house at [redacted] using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level higher than 49dBa during weekends

Traffic Bar: 

Yellow and Blue color: vehicle recorded, Black Color: no vehicle recorded.

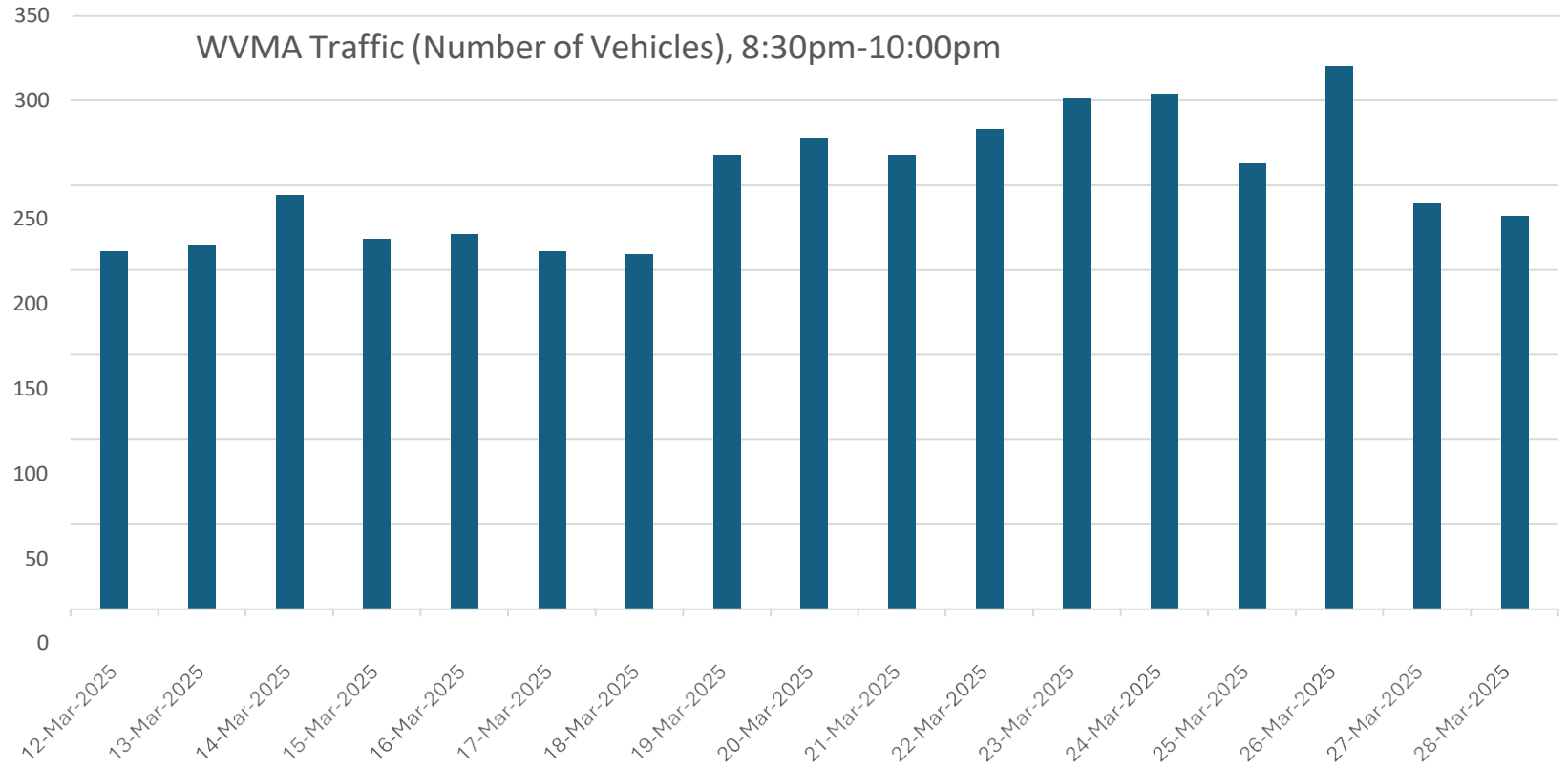
[Public]

WVMA Ramadan, Prayer Services, (After Daylight Saving Time Starts, 3/9/2025-3/28/2025)

[Public]

Evening Services, Traffic, 8:30pm-10:00pm:

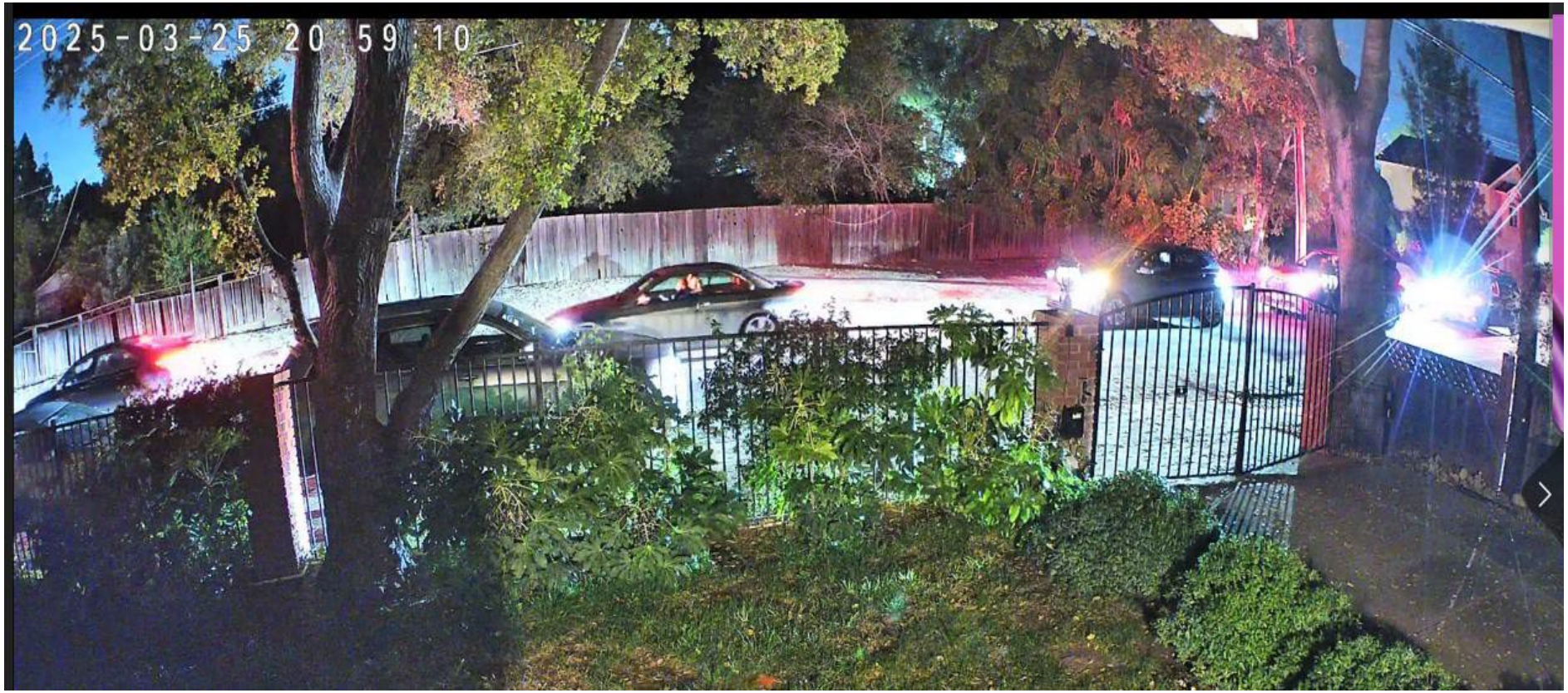
The services started around 9:00pm and ended around 10:30pm.
There were about 200-320 vehicles attended the evening services.



[Public]

Evening Services, Traffic, 8:30pm-10:00pm:

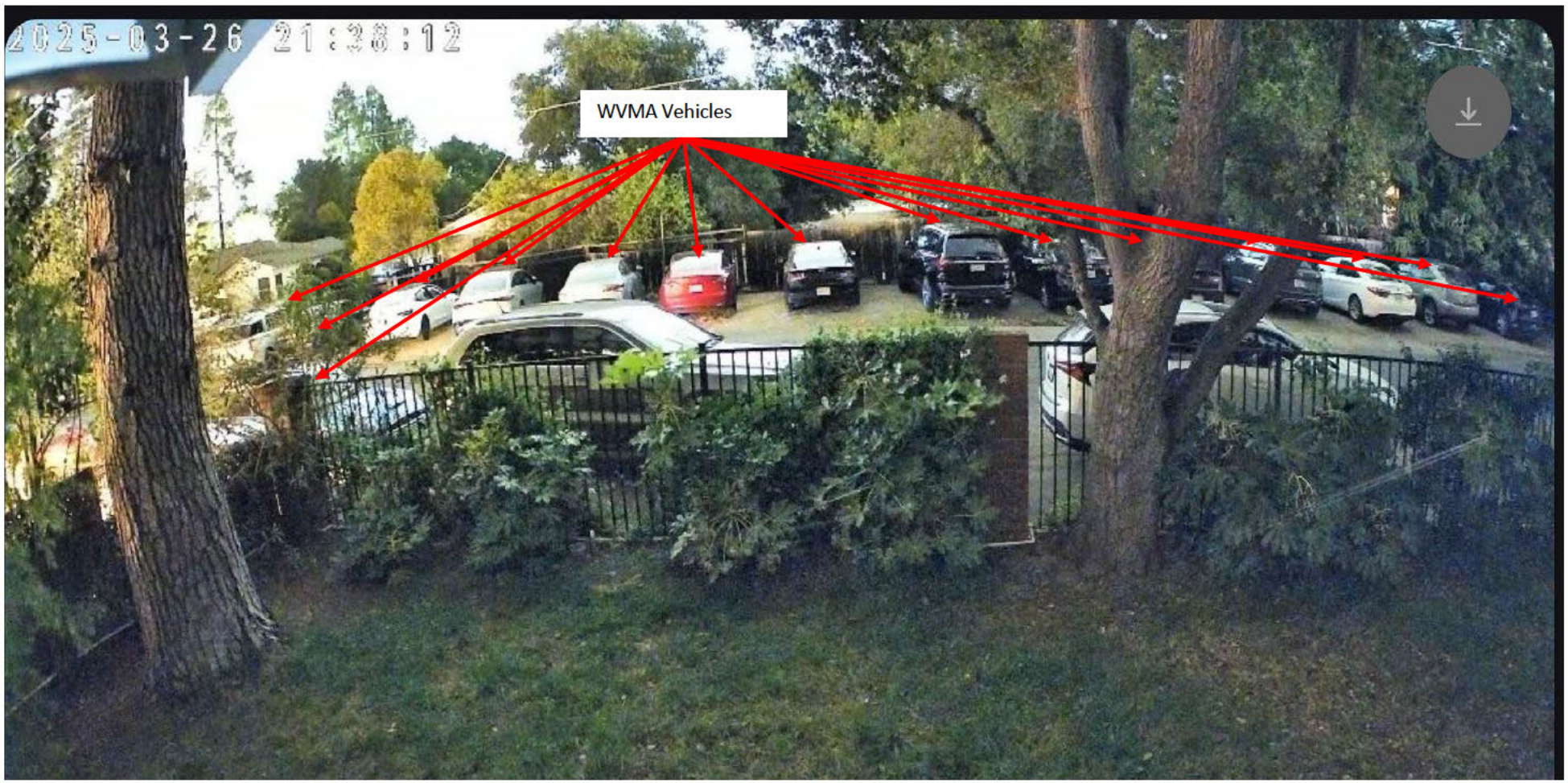
There were bumper-to-bumper congestion on Farley Road between 8:40pm to 9:05pm.



[Public]

Evening Services, Parking:

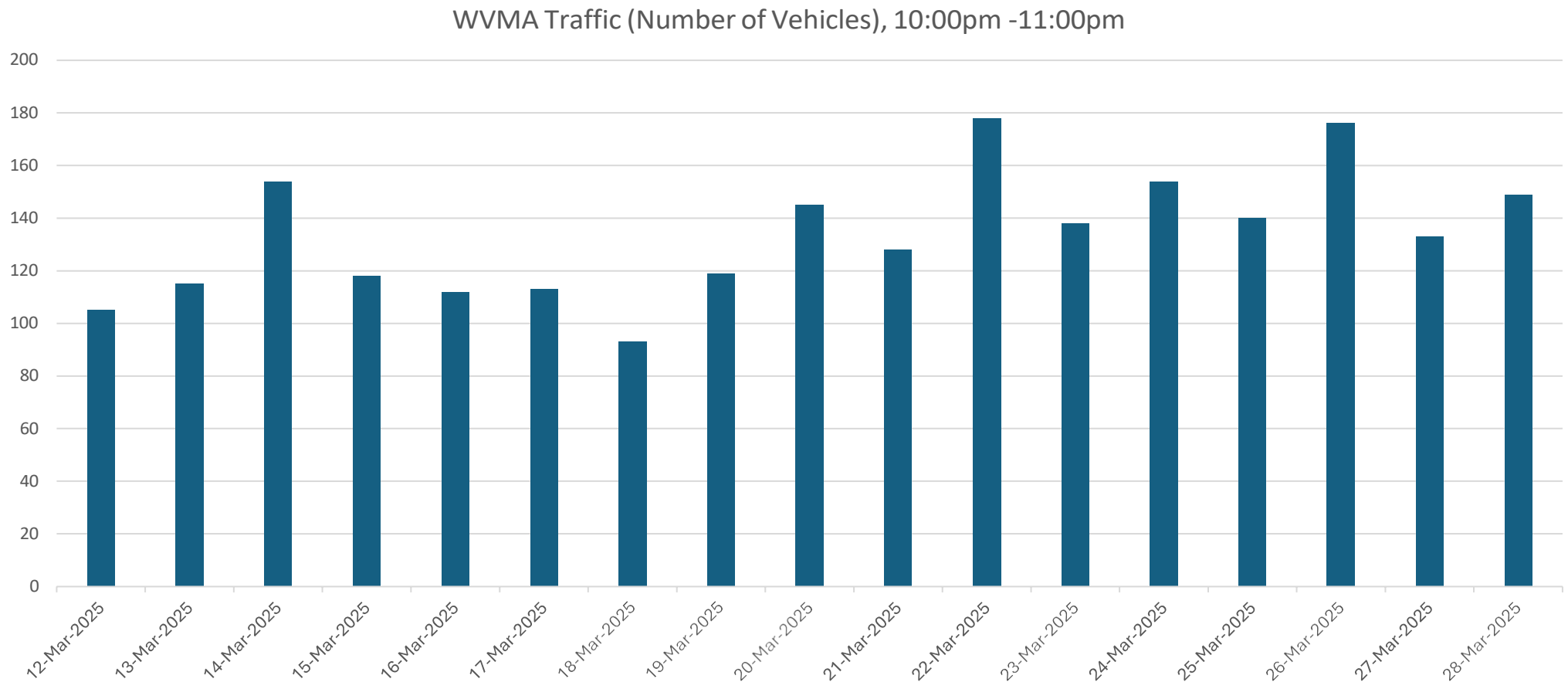
The WVMA property contains approximately 180 parking spaces. Up to 140 vehicles parked in the surrounding neighborhood outside the WVMA property. The following image depicts around 15 cars parked in front of my house until approximately 10:30 PM.



[Public]

Evening Services, Traffic, 10:00pm-11:00pm:

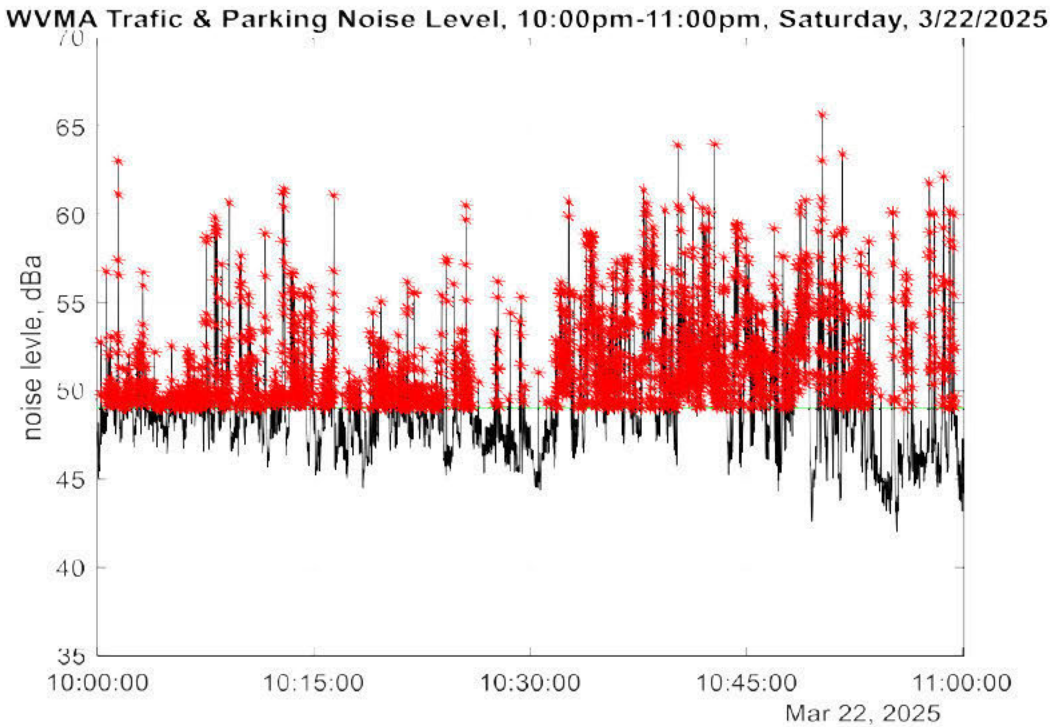
Around 10:30pm to 11:00pm, there were about 120-170 vehicles leaving WVMA through Farley Road toward Los Gatos Blvd.
There were about same number of vehicles leaving WVMA through Farley Road toward Izorah Way/Flintridge Dr.

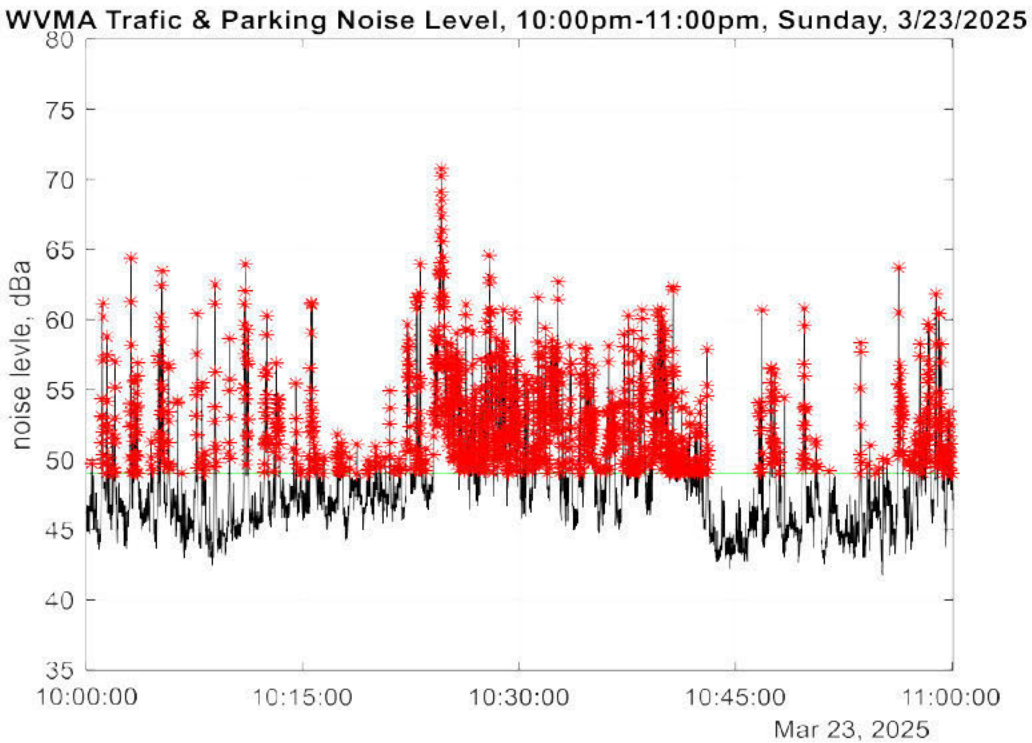


[Public]

Evening Service, Traffic Noise, Weekends, 10:00pm-11:00pm

The LG Noise Ordinance limits noise is 43dBA after 10:00 PM on weekends/holidays, with a violation threshold set at 49dBA (a 6dB higher). However, WVMA traffic noise exceeds this limit by a significant margin, causing serious disruption to residents' sleep. The noise includes sounds from vehicle traffic, cars driving over manhole covers, car remote key beeps, slamming doors, engine starts, and engines idling while drivers wait for passengers.

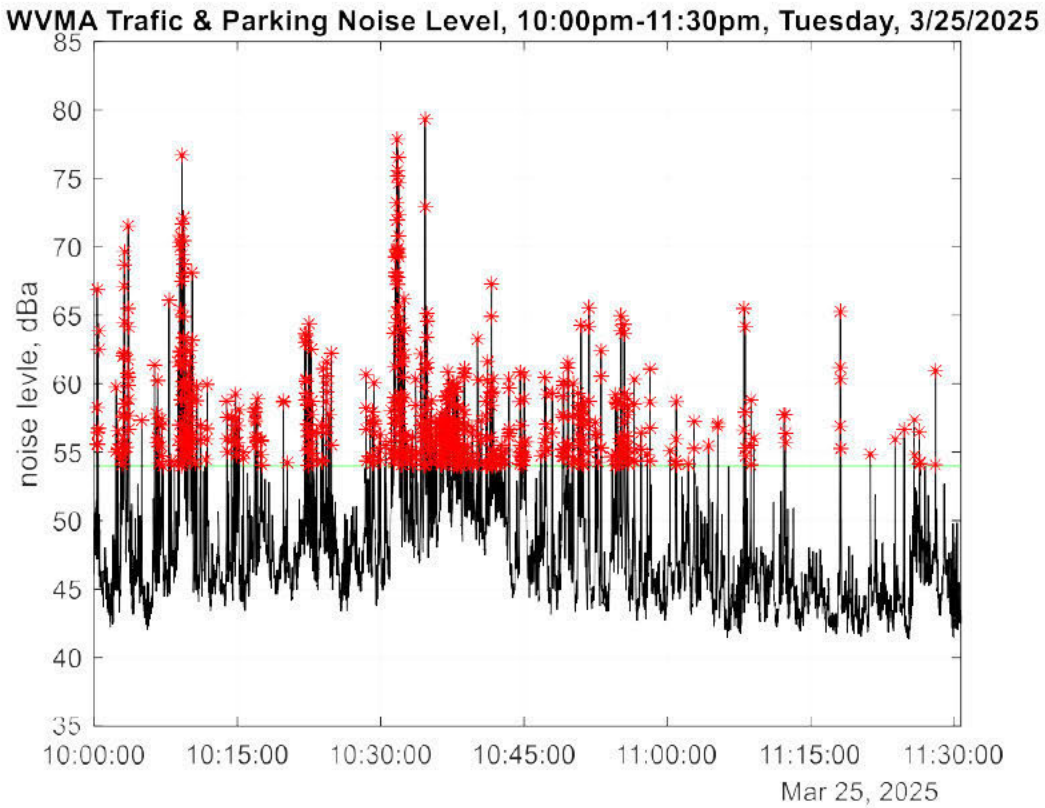


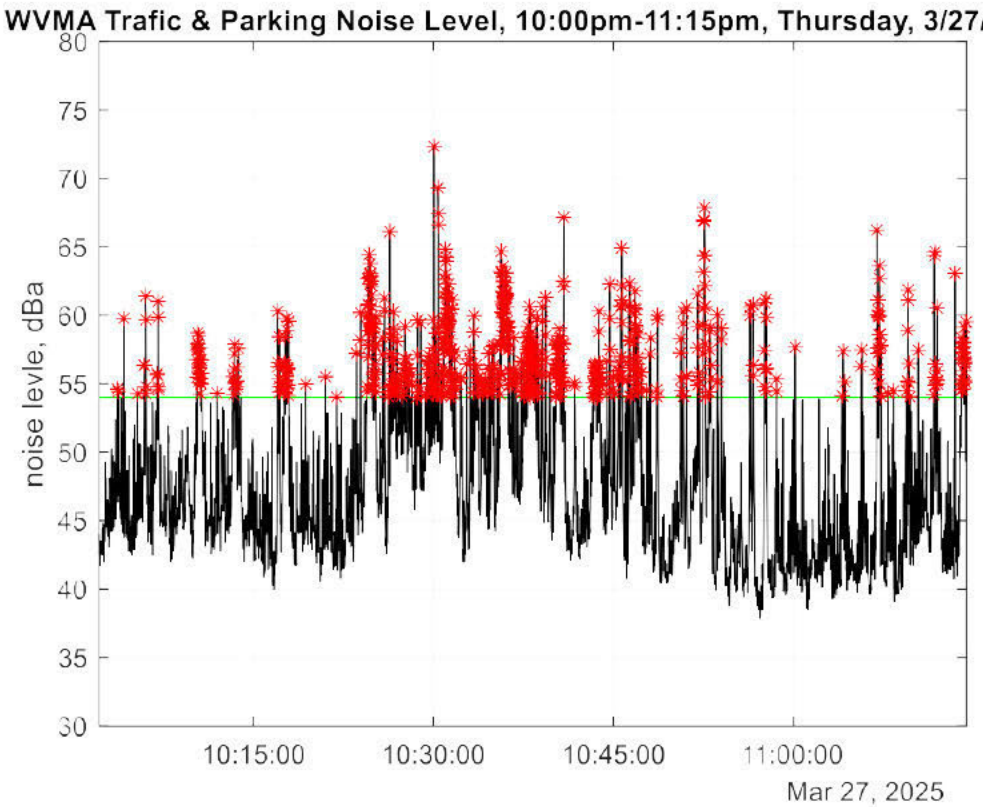


Noise was measured at front door of house at [redacted] using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level violates the violation limit (49dBa)

Evening Service, Traffic Noise, Weekdays, 10:00pm-11:00pm

The LG Noise Ordinance limits noise is 48dBA after 10:00 PM on weekdays, with a violation threshold set at 54dBA (a 6dB higher). However, WVMA traffic noise exceeds this limit by a significant margin, causing serious disruption to residents' sleep. The noise includes sounds from vehicle traffic, cars driving over manhole covers, car remote key beeps, slamming doors, engine starts, and engines idling while drivers wait for passengers.





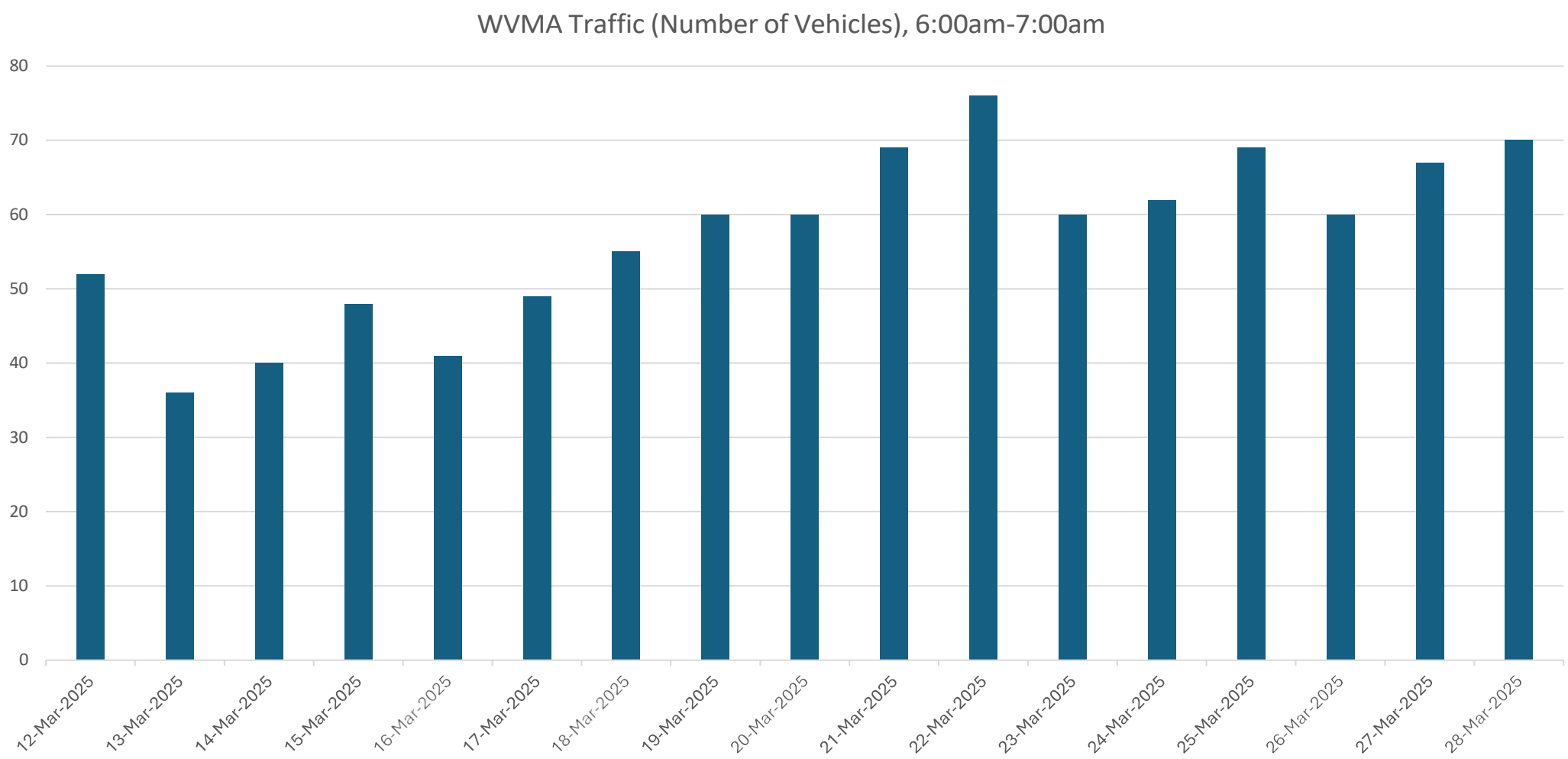
Noise was measured at front door of house at [redacted] using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded

By SLM. Red * indicated noise level violates the violation limit (54dBa)

[Public]

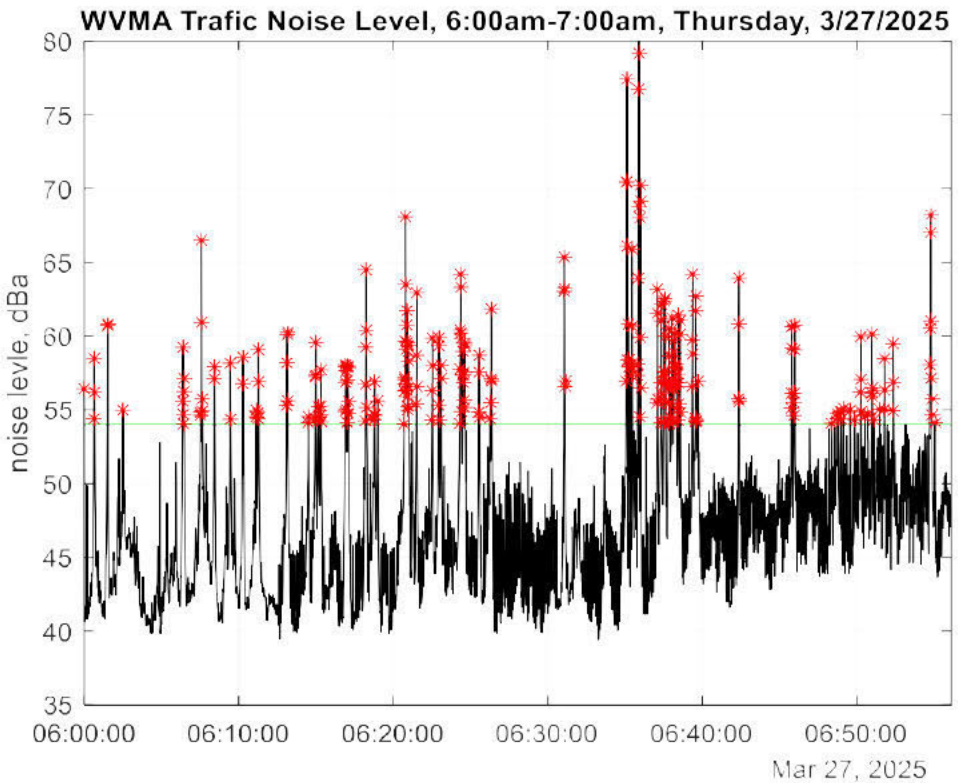
Morning Service, Traffic, 6:00am-7:00am

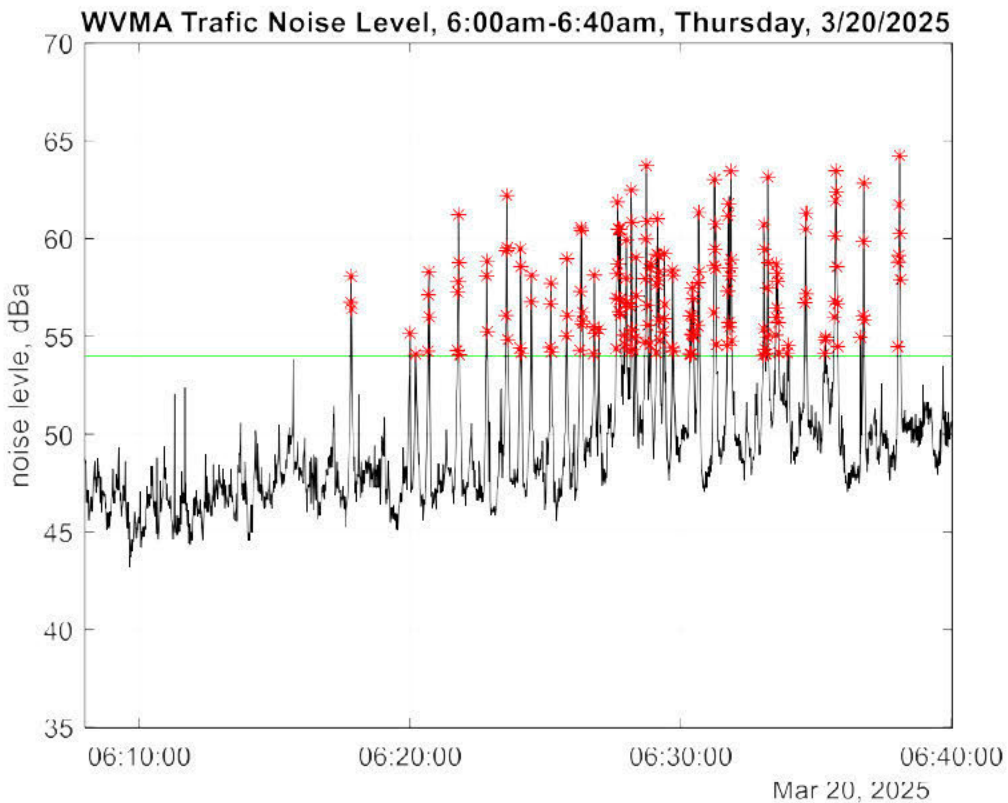
There were about 60 in-and-out WVMA's vehicles between 6:00am – 7:00am



[Public]

Morning Service, Traffic Noise, 6:00am – 7:00am





Noise was measured at front door of house at [redacted] using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level higher than 54dBa.

Reference: Vehicle Noise Level versus Speed:

Reference link: https://nonoise.org/resource/trans/highway/spnoise.htm

Speed (mph)	Noise at 50 ft (dB)		
	Auto	Medium Truck	Heavy Truck
30	62	73	80
31	62	74	80
32	63	74	81
33	63	75	81
34	64	75	81
35	64	76	82
36	65	76	82
37	65	77	82
38	66	77	82
39	66	77	83
40	67	78	83

CONSTITUTIONAL LAW CENTER
for MUSLIMS *in* AMERICA

May 20, 2025

To: Jocelyn Shoopman, Senior Planner
Town of Los Gatos Community Development
110 E. Main St.
Los Gatos, CA 95031

Re: WVMA 16769 Farley Road Ms.

Shoopman:

The Muslim Legal Fund of America's Legal Division is a nonprofit law center dedicated to defending the constitutional rights of Muslims in America. We offer guidance to the Town of Los Gatos regarding the West Valley Muslim Association's (WVMA) application to extend its hours of operations in its conditional use permit (CUP) to allow it to hold early morning and evening prayers as required by Islam.

Prayer (*salah*) is one of Islam's Five Pillars, meaning that Muslims are obligated to observe daily prayers and cannot waive this requirement without good cause. Islam requires Muslims to pray a minimum of five times per day at pre-determined times that depend on the sun's placement in the sky— approximately dawn (*fajr*), early afternoon (*dhuhr*), later afternoon (*asr*), sunset (*maghrib*), and night (*isha*). As the sun's placement in the sky fluctuates over the course of a year, so too do the times for daily prayers. *Fajr* prayers will take place earlier in the summer than in the winter, while *maghrib* and *isha* prayers will occur later in the summer than in the winter. Additionally, fasting during Ramadan (*sawm*), the ninth month of the Islamic calendar, representing another mandatory Pillar of Islam. During Ramadan, Muslims increase their religious observance by performing extra prayers after the nightly *isha* prayer called *taraweeh*. These prayers usually involve reading one chapter of the Quran each night so that the prayer can complete all 30 chapters of the Quran during Ramadan, and therefore can last multiple hours. Because the Islamic calendar is a lunar calendar, the month of Ramadan does not align with a month in the Gregorian U.S. standard calendar and therefore changes every year. To fulfill their religious obligations under Islam, WVMA's Muslim community will need access to a communal space to pray during *fajr*, *isha*, and *taraweeh* prayers during these times that vary throughout the year.

As you are aware, the Religious Land Use and Institutionalized Persons Act (RLUIPA) prohibits local governments from implementing a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution. 42 U.S.C. § 2000cc(a)(1). Both the current CUP and the Town of Los Gatos's request that WVMA modify its worship schedule substantially burden WVMA's ability to operate its mosque in accordance with the Islamic faith. The times set for prayer are mandated by the Quran and are therefore not subject to change. While the current CUP prohibits WVMA from offering worship activities after 10PM during most of the year, except for the 30-day period of Ramadan during which worship activities are prohibited after 11 PM, Muslim worshippers are obligated to worship at specified times that may extend pass the hours of 10 PM and 11 PM. As WVMA stated in its Letter of Justification, WVMA is the only mosque in Los Gatos, CA and the largest mosque in the area, with the next largest mosque being north of San Jose, nearly 12 miles away. If WVMA cannot hold space for Muslim worshippers to pray during religiously obligated times— indeed, the primary

function of any mosque—the Muslim community of Los Gatos and neighboring counties will not have a space to exercise their religion and will instead need to incur a substantial burden to attend the nearest facility that offers prayers during a schedule compliant with Islam. *See Bethel World Outreach Ministries v. Montgomery Cnty Council*, 706 F.3d 548, 558 (4th Cir. 2013) (holding that considerable evidence that current facilities inadequately serve religious needs is sufficient to show substantial burden).

Under RLUIPA, the Town of Los Gatos must show that the imposition of this burden on WVMA and its Muslim community furthers a compelling government interest and is the least restrictive means of doing so. 42 U.S.C. § 2000cc(a)(1)(A)–(B). Courts do not consider bans on noise disturbances to be a compelling government interest sufficient to prohibit a religious assembly from operating. *See Guru Nanak Sikh Soc'y v. County of Sutter*, 456 F.3d 978, 991–92 (9th Cir. 2006) (holding county did not show a compelling government interest when it cited noise, traffic, and environmental concerns as reasons for prohibiting construction of a temple). And even if it was, banning all communal worship after 10 PM (or 11 PM during Ramadan) to comply with a town ordinance prohibiting noise disturbances does not constitute the least restrictive means of furthering that interest, especially in light of the importance of religious freedom and exercise enshrined in RLUIPA.

Note that RLUIPA separately forbids local governments from imposing or implementing a land use regulation in a manner that treats a religious assembly less equally than a nonreligious assembly or that discriminates against an assembly on the basis of religion. 42 U.S.C. § 2000cc(b). WVMA has made multiple significant modifications to its premises and operations in good faith to comply with all applicable regulations and satisfy neighbor complaints, even when those complaints were not made in good faith. To continue to demand that WVMA further modify its observances in ways not asked of any other religions or nonreligious assemblies ignores WVMA's obligations as a Muslim organization, and also violates RLUIPA's nondiscrimination provisions, as well as its substantial burden provision.

Due to the requirements of Islam, WVMA requests a modest extension of its operating hours to 10:30 PM most of the year, and to at most 12 AM during only the 30 days of Ramadan depending on the applicable time of sunset. We hope that the Town of Los Gatos, now better informed, will respect WVMA's religious rights and those of others, as well as its own legal obligations. We are happy to address any questions, and we look forward to hearing your response. Thank you for your prompt consideration and response.

Thank you,

/s/ Christina A. Jump

Christina Jump, cjump@clcma.org Chelsea Glover, cglover@clcma.org

AMERICAN CIVIL LIBERTIES UNION FOUNDATION
Northern California

SENT VIA EMAIL

April 21, 2025

Sean Mullin Planning
Manager Town of Los
Gatos Planning
Division 110 E. Main
St.
Los Gatos, CA 95030 smullin@losgatosca.gov
Planning@losgatosca.gov

Re: Public Comment in Support of Application for Modification of Conditional Use Permit at 16769 Farley Road

Dear Mr. Mullin:

We write on behalf of the ACLU and the ACLU Foundation of Northern California regarding the West Valley Muslim Association's (WVMA) pending Application for Modification of Conditional Use Permit at 16769 Farley Road. WVMA seeks to extend the hours of its conditional use permit to allow for indoor, non-amplified morning and evening prayers, in addition to nightly Ramadan prayers in accordance with the Islamic faith. In its staff technical review, Los Gatos ("the Town") identified several alleged deficiencies in WVMA's application. Most concerning is the staff's request that WVMA explain how it will avoid any noise disturbances between the hours of 10:00 p.m. and 8:00 a.m. We write to ensure that this request and others do not reflect an intent to deny the modified permit outright or to impose conditions that would unlawfully prevent the congregation from engaging in morning and evening prayers.

Specifically, we write to remind the Town of its obligations under the Religious Land Use and Institutionalized Persons Act (RLUIPA).[1] For decades, cities and towns across the country improperly denied zoning permits and other approvals for houses of worship and congregations seeking to use their property for religious purposes.[2] These denials were often rooted in discrimination against a particular faith or religious practice, even as local officials cited ostensibly "neutral" reasons—such as noise, traffic, or parking concerns—for their decisions.[3]

To put an end to these harmful zoning procedures, Congress passed RLUIPA. Under the statute, if denying a zoning permit would substantially burden an applicant's religious exercise, the government must demonstrate that the burden is "in furtherance of a compelling governmental

[1] 42 U.S.C. § 2000cc *et seq.* (2000).

[2] *See* DOJ, *Report on the Twentieth Anniversary of the Religious Land Use and Institutionalized Persons Act*, 3-5 (Sep. 22, 2020), https://www.justice.gov/media/ 1096176/dl?inline.

[3] *See id.* at 4.

interest" and "is the least restrictive means of furthering that compelling governmental interest."[4] This legal standard, known as "strict scrutiny," is "rigorous" and "exceptionally demanding."[5] Indeed, "it requires the government to show that it lacks other means of achieving its desired goal without imposing a substantial burden on the exercise of religion."[6] Generalized and speculative concerns relating to traffic, parking, noise, safety, or other factors will *not* overcome the applicant's religious-freedom rights.[7]

RLUIPA also mandates that "[n]o government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution."[8] And it prohibits the government from imposing or implementing "a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination."[9]

I. RLUIPA applies whenever a zoning decision imposes a "substantial burden" on religious exercise.

RLUIPA prohibits the imposition of substantial burdens on religious exercise, including actions that effectively bar the use of a particular property for religious activity.[10] Here, denying the modified permit or imposing conditions that would prevent entry to or exit from the facility for pre-dawn (Fajr) prayers, evening (Isha) prayers, or nightly prayers during Ramadan would undoubtedly constitute a substantial burden. Los Gatos's Staff Technical Review requests an explanation of how the hours of operation for the Conditional Use Permit Application will comply

[4] 42 U.S.C. § 2000cc(a).

[5] *See Holt v. Hobbs*, 574 U.S. 352, 364 (2015) (internal quotation marks omitted).

[6] *Id.* (internal quotation marks omitted).

[7] *See, e.g.*, *Burwell v. Hobby Lobby Stores*, *Inc*., 573 U.S. 682, 726 (2014) (noting that, under strict scrutiny, the governmental interest cannot be "couched in very broad terms" but must be "focused" on the particular claimant whose religious exercise is substantially burdened) (internal quotation marks omitted); *Guru Nanak Sikh Soc. of Yuba City v. Cnty of Sutter*, 456 F.3d 978, 982, 990-91 (9th Cir. 2006) (holding that county violated RLUIPA by denying conditional use permits based, in part, on neighbors' asserted noise and traffic concerns); *Westchester Day Sch. v. Vill. of Mamaroneck*, 417 F. Supp. 2d 477, 562-63 (S.D.N.Y. 2006), *aff'd*, 504 F.3d 338 (2d Cir. 2007) ("Factors bearing on the public health, safety and welfare, such as traffic, that may suffice to deny a permit for commercial use generally will not suffice to deny an educational or religious use."); *Fortress Bible Church v. Feiner*, 734 F. Supp. 2d 409, 505 (S.D.N.Y. 2010), *aff'd*, 694 F.3d 208 (2d Cir. 2012) (ruling that traffic, parking, and other concerns cited by town as basis for rejecting zoning requests "were contrived for the sole purpose of rationalizing the Town's denial"); *cf., e.g.*, *Beaulieu v. City of Alabaster*, 454 F.3d 1219, 1234 (11th Cir. 2006) (holding, under strict-scrutiny analysis, that city's "interests in aesthetics and traffic safety [were] substantial but they [were] not compelling" and could not justify restriction on political signs in residential areas).

[8] 42 U.S.C. § 2000cc(b)(1).

[9] *Id.* §2000cc(b)(2).

[10] *See Apache Stronghold v. United States*, 101 F.4th 1036, 1043 (9th Cir. 2024) (en banc) (affirming that, under RLUIPA, "preventing access to religious exercise is an example of substantial burden").

with the Town Code which states that "no persons shall between the hours of 10:00 p.m. and 8:00 a.m. make, cause, suffer or permit to be made any noise disturbance[.]"[11] While the Town is permitted to have and enforce a neutral noise ordinance, an interpretation of that noise ordinance that would prevent WVMA members from carrying out congregate prayers, as directed by their faith, would "impose a significantly great restriction or onus upon such exercise" under RLUIPA.[12]

There can be no dispute that congregate prayer within the mosque is an integral part of the congregation's religious practice. The performance of Salah (prayer) is one of the Five Pillars of Islam and is considered by many Muslims to be the most fundamental. Moreover, congregational prayer is deeply rooted in the Islamic faith. In particular, it is highly encouraged for Muslims to pray the pre-dawn (Fajr) and evening (Isha) prayer in congregation.[13] Therefore, denying the modified permit or imposing other regulations that prevent congregants from engaging in this practice at the mosque would implicate RLUIPA's religious-freedom protections.[14]

II. Los Gatos cannot impose a substantial burden on WVMA's religious exercise unless the burden is the least restrictive means of furthering a compelling governmental interest.

Under RLUIPA, once a permit applicant shows a substantial burden on religious exercise, the evidentiary burden shifts to the government to "demonstrate[] that imposition of the burden" on the applicant is "in furtherance of a compelling governmental interest" and the "least restrictive means of furthering that compelling governmental interest."[15] "Demonstrate" means that the

---

[11] Town of Los Gatos, Staff Technical Review Comments, at 1 (Sept. 25, 2024).

[12] *Guru Nanak Sikh Soc.*, 456 F.3d at 988 (internal quotation marks omitted). Such an interpretation of the noise ordinance could also violate RLUIPA's Equal Terms provision, if the town has treated comparable secular assemblies more favorably. *See* 42 U.S.C. §2000cc(b)(1); *cf. Anchor Stone Christian Church v. City of Santa Ana*, No. 8:25-CV-00215-JWH-DFM, 2025 WL 1086360, at *15 (C.D. Cal. Apr. 7, 2025) ("The City voiced concerns regarding . . . the possibility that community assembly would generate traffic, noise, or solid waste. But it is unclear why those same concerns would not apply to medical facilities, daycare centers, or museums, and those facilities are permitted as of right. Thus, to the extent that the City's concerns are legitimate, it appears that the City has declined to act upon those concerns with respect to analogous nonreligious conduct.") (internal quotation marks omitted). For example, we understand that a Jack in the Box restaurant operates from 6 a.m. to 12 a.m. daily, just two-tenths of a mile away from WVMA on Farley Road.

[13] "Whoever prays Isha in congregation, it is as if he spent the night in prayer, and whoever prays Fajr in congregation, it is as if he spent the whole night in prayer." Saheeh Muslim 656. "If they knew the reward in Isha and Fajr prayer, they would come to [the prayers] even if they had to crawl." Al-Bukhaari 615; Saheeh Muslim 437.

[14] *Cf., e.g.*, *Greene v. Solano Cnty. Jail*, 513 F.3d 982, 988 (9th Cir. 2008) (holding that refusal to allow prisoner to attend group religious worship services imposed substantial burden under RLUIPA).

[15] 42 U.S.C. § 2000cc(a)(1).

government must meet "the burdens of going forward with the evidence and of persuasion."[16] Thus, Town officials' "mere say-so" is not enough.[17] The Town "has the burden of showing that there is evidence supporting its proffered justification" for any denial of WVMA's application.[18]

A compelling governmental interest is an interest of the "highest order."[19] As noted above, general appeals to public safety, health, traffic, and property values are typically not sufficiently compelling to meet this exacting standard.[20] We are not aware of any compelling interest demonstrated by the Town to date that would justify denying the mosque's request to expand its hours to accommodate pre-dawn and evening prayers. Indeed, it is our understanding that, in WVMA's recent survey of neighbors, nearly all neighbors surveyed expressed no concerns about expanded hours.

Moreover, even if the town could prove a compelling governmental interest, any decision on WVMA's modified permit application must constitute the least restrictive means available of furthering that interest. Notably, WVMA has already implemented many mitigation measures in response to any concerns regarding noise and traffic. WVMA has also proposed additional mitigation measures, offering to plant more trees and hedges to help muffle sound. In considering WVMA's permit application, rather than denying the requested permit outright, the Town must take into account these and any other mitigation measures that could address any concerns while still accommodating the ability of WVMA's congregation to gather in morning and evening prayers.[21]

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[16] *Id.* § 2000cc-5(2); *see also id.* § 2000cc-2 ("[T]he government shall bear the burden of persuasion on any element of the claim, except that the plaintiff shall bear the burden of persuasion on whether the law (including a regulation) or government practice that is challenged by the claim substantially burdens the plaintiff's exercise of religion.").

[17] *See Holt*, 574 U.S. at 369

[18] *See Kuba v. 1-A Agr. Ass'n*, 387 F.3d 850, 859 (9th Cir. 2004) (holding that state actor did not satisfy First Amendment strict scrutiny standard because it "failed to meet its burden of proving that demonstrators handing out leaflets and carrying signs on the parking lots and walkways . . . would cause the congestion and danger to safety" it cited as the basis for restrictions).

[19] *Westchester Day Sch.*, 504 F.3d at 353.

[20] *See id.* ("The district court's findings reveal the [zoning board's] stated reasons for denying the application were not substantiated by evidence in the record before it. The court stated the application was denied not because of a compelling governmental interest that would adversely impact public health, safety, or welfare, but was denied because of undue deference to the opposition of a small group of neighbors."); *see also* n.7 (collecting cases).

[21] *See, e.g.*, *Harbor Missionary Church Corp. v. City of San Buenaventura*, 642 F. App'x 726, 730 (9th Cir. 2016) (holding that district court abused its discretion in concluding that "complete denial" of a conditional use permit for church's homeless ministry "was the least restrictive means by which the City could further its compelling interest in public safety" and ordering district court to consider whether other measures or restrictions would "protect the neighborhood from any negative effects shown to be the result of the Church's ministry to the homeless"); *Anchor Stone Christian Church*, No. 8:25-CV-00215-JWH-DFM, 2025 WL 1086360, at *15 ("[E]ven if the Court were to assume that the City had some compelling interest in denying

* * *

In adopting RLUIPA, Congress was especially concerned about the risks to "new, small, or unfamiliar" faiths in attempting to establish their congregations in the face of neighborhood opposition.[22] We urge the Town to consider and take seriously the purpose of the statute and its robust religious-freedom protections in rendering a decision on WVMA's application and to approve the modified permit without delay.

Please feel free to contact us if you have any questions.

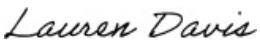
Sincerely,



Angélica Salceda, Director
Democracy, Speech, and Technology Project ACLU
Foundation of Northern California



Heather L. Weaver Senior
Staff Attorney
ACLU Program on Freedom of
Religion & Belief



Lauren Davis, Legal Fellow
ACLU Foundation of Northern California



Brandee Calagui, Paralegal
ACLU Foundation of Northern California

Anchor Stone's CUP application, the outright denial is still unlikely to have been the least restrictive means by which the City could further [that] compelling interest.") (internal quotation marks omitted).

[22] 146 CONG. REC. S7774. (daily ed. July 27, 2000) (joint statement of Sen. Hatch and Sen. Kennedy).

KHALIL CENTER

T: 1-855-5KHALIL

E: info@khalilcenter.com

W: khalilcenter.com

A: Khalil Center Bay Area,
3003 Scott Blvd, Santa Clara, CA 95054

8th Day of April 2025

Dear Los Gatos Planning Commission,

I hope this message finds you well. We are writing to you today in the capacity of the Clinical Educator & Training Director and Operations Manager from Khalil Center's San Francisco Bay Area office, a psychological and spiritual community wellness center advancing the professional practice of psychology rooted in Islamic principles. We are also concerned community members, mothers, and supporters of safe, inclusive spaces that serve our youth and young professionals. We work closely with West Valley Muslim Association (WVMA) in providing critical emotional and mental health support—particularly at a time when anxiety, depression, and suicidal ideation are reaching alarming levels across the nation.

The CDC and other mental health organizations have repeatedly emphasized the growing crisis facing our youth. According to the National Alliance on Mental Illness (NAMI), 1 in 6 youth in the US aged 6-17 experience a mental health disorder each year. In Santa Clara County, that's around 68,000 young people. The challenges of navigating identity, belonging, and purpose are being compounded by economic instability, social media pressures, and global uncertainty. For young Muslims today, these issues are often further complicated by feelings of isolation due to being bullied and otherized, cultural disconnection, and a lack of spaces where they feel truly seen and supported.

Mosques like WVMA are far more than just places of worship—they are safe havens, where young people find mentorship, a sense of purpose and community, along with holistic support systems grounded in values of compassion, service, and a concern for others. Numerous research studies highlight the profound impact of having a sense of purpose, demonstrating its wide-ranging benefits in helping young adults navigate the many stressors of college life while enhancing their overall well-being (Pfund, Bono, & Hill, 2020). At WVMA, and in collaboration with Khalil Center Bay Area office, much of the programming caters to the youth and young adult population and offers multitudes of opportunities for them to be involved that fills them with purpose and a sense of responsibility for the wellbeing of others. Additionally, WVMA offers a culturally affirming environment where mental health is not stigmatized but addressed through educational programs, youth mentorship, and spiritually rooted coping strategies that foster resilience. It provides a welcoming space for difficult conversations, leadership development, and most importantly—a sense of belonging.

In an era where we are all striving to develop meaningful, community-based solutions to combat the Muslim youth mental health crisis, supporting and recognizing the work of institutions like WVMA is not just important—it is essential. WVMA's support and programming ensure that we are nurturing a strong generation of youth—rooted in their faith, guided by a sense of purpose and service to their community and country, and grounded in a balanced outlook. WVMA serves as a community-based solution to the mental health crisis involving youth and young professionals today and we proudly work closely with and in support of the efforts of WVMA in tackling this crisis. I respectfully urge you to continue engaging with and supporting WVMA's efforts, and to consider it a vital community partner in your strategies to uplift the well-being of our city's future generations.

Thank you for your time, your leadership, and your commitment to a healthier, more connected community.

Warm Regards,

Heba El-Haddad
Clinical Educator and Training Director-Bay Area

Heba El-Haddad

Sabreen Azhar

Sabreen Azhar
Operations Manager-Bay Area

From: William Armaline <[redacted]
Sent: Tuesday, April 15, 2025 8:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Sean Allen <[redacted]>
Subject: NAACP SJ/SV Letter of Support for WVMA Jocelyn,

We write in favor of WVMA's current request to extend the hours of their current CUP. Please see the letter of support attached for you, Los Gatos City Council, and City staff (however necessary and appropriate).

Please do not hesitate to contact us at any time regarding our recommendation. Thank you very

much--have a great day.

peace. bill.

--
William T. Armaline
Professor, Sociology and Interdisciplinary Social Sciences [SISS] San Jose State University

Order our new book now from Routledge Press: *Human Rights Praxis and the Struggle for Survival.*

Check out the San Jo Lo Down [SJLD] Podcast on our website, Instagram, and Spotify. Please listen, follow, leave a review, and

April 14, 2025

TO: Los Gatos City Council and Staff
C/O Senior City Planner, Jocelyn Shoopman
FROM: NAACP of San José and Silicon Valley
Executive Committee
SUBJECT: Letter of Support of West Valley Muslim Association [WVMA]

Senior City Planner Jocelyn Shoopman and Los Gatos Council Members:

As a local branch of the NAACP, we work tirelessly to support and defend the civil rights of all people in our communities. It is our understanding that the West Valley Muslim Association [WVMA] operates the only Mosque in Los Gatos (16769 Farley Road), and thus serves as a critical resource for our Muslim community members for preserving their religious practices and cultural traditions.

It is also our understanding that the WVMA is currently seeking to extend the hours of operation of the Mosque under their conditional use permit [CUP], such that they could hold morning (Fajr) and evening (Isha) prayers in accordance with their faith. *We are writing in full support of their request* (extending the hours of their CUP), as the timing and consistency of daily prayer is fundamental to Islamic spiritual practice, and they are the only organization offering such organized prayer services in the city.

While it is always important to weigh the impacts of such decisions on neighbors and other community members, it seems that WVMA has made every reasonable attempt at public education (to the city and to the community) about the importance of these practices, and have demonstrated a willingness to operate with good faith considerations of noise, traffic, and so forth. Further, we believe that WVMA is within their rights to offer morning and evening prayer service in accordance with their faith under the Federal Religious Land Use and Institutionalized Persons Act (2000), which prohibits the government from substantially burdening religious exercise.

In sum, we write in support of WVMA's request to extend their hours of operation under their current CUP, in order to ensure the ability of Muslim community members in Los Gatos to freely practice their faith. Please do not hesitate to contact us at any time regarding this matter.

Thank you for your time and consideration.

Sincerely on behalf of the Executive Committee,

Sean Allen
President, NAACP SJ/SV

William Armaline, Ph.D.
Criminal Justice Chair, NAACP SJ/SV

From: Razi Mohiuddin <mohiuddin.razi@gmail.com>
Sent: Saturday, March 29, 2025 2:48 PM
To: Kim Ratcliff [redacted]
Cc: Town Manager <Manager@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Bill Garrett <[redacted]>; Alina Hernes <[redacted]>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Robert Gray <RGray@losgatosca.gov>; jimratcliff <[redacted]>
Subject: Re: I was threatened today by WVMA representatives

Kim,

Thank you for bringing this to my attention. We sometimes have to deal with situations that we cannot control, such as occasional panhandlers who come to benefit from the additional generosity of our community during Ramadan when most of us give out our annual 2.5% of our savings in charity (Zakat). We do not allow these panhandlers on our property, we seek help from the police, advise the panhandlers to file a Zakat application to get help directly and privately from our Mosque, and advice our congregants to not give them directly. The two individuals from our community went out to advise the panhandlers about this and did not appreciate being filmed. On behalf of WVMA, I apologize to you on their confrontational approach to you.

Kim - I want to reach out to you again to get feedback from you and learn what we can do better. As you know, we just completed a month of nightly prayers. Today is the last day of our fasting. We will offer prayers and celebrate Eid-ul-Fitr tomorrow (Sunday) - believe it or not at a parking structure at Vallco Parking Garage in Cupertino this year so as not to inconvenience neighbors (we will pray on the first floor of the parking garage, and park on the 2nd and 3rd). This Ramadan, we had made a number of adjustments, including shortening prayers, using both driveways for exit, placing traffic guards during the entry and exit, multiple repeated announcements to minimize noise, clearing the facility in 20 minutes or less of 180+ vehicles from the parking lot, lowering lights, asking LG police to place a speed radar sign, asked them to increase patrols, blocking the parking spots in front of your home (and anyone else who requested), and many others. I personally stood outside at the exit for the last 10 busiest nights not just observing, but also directing traffic, asking attendees to be quiet, and to help minimize the impact to our neighbors.

I again want to extend my hand to you to meet with you and Jimmy to find solutions that are a win-win for all of us. We are not here to “win” and make you “lose”. We want to be part of this neighborhood, practice our faith, and ensure that we are a net positive to everyone around us. A small delegation of 3 or 4 of us, including our clergy (Imam) would welcome an opportunity to learn what worked this past month, and what did not work, and how we can improve and make it even better. Our goal is to work with you in a cooperative rather than an adversarial manner. I have tried that in the past (see screenshots of text messages with Jimmy below). Hope this time the answer is different. Happy to meet whenever, wherever, and with you and anyone you want to include, including Town officials.

Thanks,

Razi

From: Kim Ratcliff <[redacted]>
Sent: Friday, March 28, 2025 9:20 PM
To: Razi Mohiuddin <mohiuddin.razi@gmail.com>
Cc: Town Manager <Manager@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Bill Garrett <[redacted]>; Alina Hernes <[redacted]>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Robert Gray <RGray@losgatosca.gov>; jimratcliff <[redacted]>
Subject: I was threatened today by WVMA representatives

March 28, 2025

Razi Mohiuddin, Founder
West Valley Muslim Association
16769 Farley Road, Los Gatos, CA 95032

Razi,

As you know, we have experienced unreasonable intrusions on our right to quiet enjoyment of our home, which is next door to the West Valley Muslim Association (WVMA) facility for the last 30 nights during Ramadan. Today, on March 28 during WVMA's busy Friday afternoon prayers during which traffic lasts for several hours, a man and his two sons entered our residential neighborhood and stood at WVMA's entrance. They held up signs, and waved to WVMA members as they drove in the entrance in an effort to solicit money. This is not the first instance people have come into our neighborhood and solicited money in front of WVMA.

After reporting this to the Los Gatos-Saratoga Police Department, I documented the situation from my property.

Eventually two men emerged from WVMA's entrance, and spoke to the man and his sons. The two men then walked to our residence, and approached me in a confrontational manner. One began to film me, then spoke to me aggressively. He demanded, "Don't put me on your social media. If you put me on your social media, I will put you, 'The Karen of Farley Road,' on mine. You are the reason that family is here panhandling." I felt threatened by these men. I asked for his name since he appeared to represent WVMA in an official capacity but he said, "You don't need to know my name."

This is the second time a representative of your religious organization has treated me, a woman, in a hostile and disrespectful manner.

Kim Ratcliff
Jim Ratcliff

[redacted]

From: Kim Ratcliff <[redacted]>
Sent: Friday, March 21, 2025 12:14 PM
To: Chris Constantin <CConstantin@losgatosca.gov>; jimratcliff <[redacted]>; Bill Garrett <[redacted]>; Alina Hernes <[redacted]>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Robert Gray <RGray@losgatosca.gov>
Subject: Re: We invite you to experience Ramadan Traffic

Dear Chris,

Thanks for making an effort to come out to see the situation several times. Last night was especially chaotic on Farley Road. This 10-minute video shows countless vehicles and members streaming by our residence until 10:55 pm. Please take into account this was only 10 minutes of two hour-long disturbances both coming and going and was the 21st consecutive night of such activity. We encourage the staff in your planning departments to watch the video.

Thanks also for your suggestion of meeting with West Valley Muslim Association (WVMA). Many neighbors have met with Razi Mohiuddin, WVMA founder.

Jim and I met with Razi on three separate occasions for a total of six hours, including inviting him into our home and backyard to see how we are affected. He was not amenable to any of our compromises/suggestions, ie., weekend activities appropriate to a residential neighborhood, shuttles for Ramadan, removal of right turn only signs, etc.
All, he said, would be inconvenient for members.

I have reviewed *Chapter 16 - NOISE | Code of Ordinances | Los Gatos, CA | Municode Library* many times. I hope we can both agree this video illustrates WVMA's Ramadan (and Friday prayer activity) is not "the normal and customary noise and actions involving gatherers" and is not limited to parking onsite at WVMA. There are 50-70 cars parking in our neighborhood at night. The Ramadan curfew extension violates Los Gatos' normal 10 p.m. curfew. Members who come in for early morning prayers as early as 4 a.m. also violate Los Gatos' 8 am quiet hours.

Also, we're unclear as to your statement, *I will leave it to code enforcement in applying when this activity than* [sic] *crosses into a violation of code.* Does this mean we should ask Town Compliance Officer Allen Meyer to come out and measure the noise? Call the police? The acoustics professional specifically asked me to determine what the Town's measurement requirements are as they differ from Town to Town. Please provide the specifics.

Sincerely,

Kim and Jim Ratcliff
[redacted]

From: Kim Ratcliff <[redacted]>
Sent: Thursday, March 20, 2025 1:15 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>
Cc: Joel Paulson <jpaulson@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Robert Gray <RGray@losgatosca.gov>; [redacted]; [redacted] <[redacted]>
Subject: We invite you to experience Ramadan Traffic

March 20, 2025
Chris Constantin, Town of Los Gatos Manager
110 E Main Street, Los Gatos, CA 95032
CC: Gabrielle Whelan, Town of Los Gatos Attorney
William R. Garrett, Esq., Hanna & Van Atta
Sean Mullin, Planning Manager
Robert Gray, Chief Building Officer
Jocelyn Shoopman, Senior Planner
Joel Paulson, Community Development Director
Allen Meyer, Town Compliance Officer

Subject: We invite you to experience Ramadan traffic

March 20, 2025

Dear Chris,

We're three-quarters of the way through West Valley Muslim Association's (WVMA) Ramadan, so we thought it would be pertinent to touch base. Although WVMA has complied with its 11 pm curfew so far and hired traffic direction, the noise, traffic, and overflow street parking (50-75 cars per night) continue to be burdensome to us as next-door neighbors and to our neighborhood. This includes 45 minutes of slamming doors and engines revving in WVMA's parking lot as we try to sleep. One recent example: As Jim was walking our senior dog, a member sped around Izorah Way onto Farley Road as he rushed to find parking. Had Jim not shone his flashlight into the driver's windshield, he would've been hit. We reported the incident to LGPD.

Before Ramadan ends next Thursday, March 28, we encourage you, Jocelyn Shoopman, Gabrielle Whelan, Joel Paulson, and Allen Meyer, to experience the traffic and noise congestion so that you can understand what we endure for 30 days. Until you stand on our porch, in our front or backyard or even in any of our three bedrooms, you can not imagine the visceral impact. It's as if 300 cars are barrelling through our bedroom every night for an hour, coming and going.

Next Wednesday and Thursday at the very end would be ideal as those were the busiest nights last year, with one WVMA rep telling us, "It's going to get crazy."

Timing is key as 300 cars descend upon our neighborhood and then depart in two concentrated time blocks before and after our street returns to its pin-drop quiet state. I've included the times for next week here.

Additionally, we'd appreciate help with the following:

We hired an acoustic professional to measure noise levels. He has requested that we provide the Town's designated measuring point (i.e., on our property, inside the residence, etc.).

- At our meeting with you on March 3, you encouraged us to write a letter to WVMA requesting the conditions that would allow us to regain the peaceful enjoyment of our home and neighborhood. We have 20 neighbors who are interested in writing this joint letter. To achieve this and maintain consistency, it's essential to be aware of all restrictions imposed on other religious organizations in Los Gatos, particularly those located in residential neighborhoods, and the reasons behind these conditions. Can you provide us with that information, or should we submit a public records request? CUPs are available online, but they vary significantly in terms of conditions. We will need more detailed information and the most current data.

Sincerely,

Kim and Jim Ratcliff

From: Razi Mohiuddin <[redacted]>
Sent: Sunday, March 9, 2025 1:30 PM
To: Kim Ratcliff [redacted]
Cc: jimratcliff <[redacted]>; Bill Garrett <[redacted]>; Alina Hernes <[redacted]>; Chris Constantin <CConstantin@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>
Subject: Re: Sunday Construction - February 23, 2025

Kim,

On behalf of WVMA, I sincerely apologize to you if obscenities were used. We do not condone this language, and it goes against our teachings.

I do not have anything to add beyond what I communicated earlier.

Thanks,
Razi

From: Kim Ratcliff <[redacted]>
Sent: Friday, March 7, 2025 7:19 AM
To: Razi Mohiuddin <mohiuddin.razi@gmail.com>; jimratcliff [redacted]; Bill Garrett <[redacted]>; Alina Hernes <a[redacted]>; Chris Constantin <CConstantin@losgatosca.gov>; Town Manager <Manager@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>
Subject: Sunday Construction - February 23, 2025

Razi Mohiuddin, Founder
West Valley Muslim Association
16769 Farley Road
Los Gatos, CA 95032

CC: Chris Constantin, Town of Los Gatos Manager
Gabrielle Whelen, Town of Los Gatos Attorney
Jocelyn Shoopman, Senior Planner
William R. Garrett, Esq., Hanna & Van Atta
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer

March 7, 2025

Razi,

Thank you for your email response attempting to cast blame in my direction but to no avail, as no blame can be fairly placed on me. Your property manager, Jay Sheikh's egregious conduct on February 23 speaks for itself, as does WVMA's violation of the Town's ordinance(s). What WVMA was doing or allowing to be done that early on a Sunday morning is prohibited. This was no "misunderstanding."

Curiously, you do not refute what WVMA's property manager said to me—"Lower your fucking voice"—so I must conclude that you believe (a) it was okay for him to have said that to a woman or, really, to anyone on behalf of WVMA, and (b) that he then just "ultimately walked away to deescalate the situation," never mind that he was the one responsible for the escalation.

Also, I didn't record on your property on February 23. I have never walked around WVMA's parking lot and recorded your congregation at any gathering. All video documentation we've shared with WVMA and the Town of Los Gatos shows that we filmed from our property or the street.

You mentioned in your email that your leadership is exercising patience. Please know that we, your next-door neighbors and 20 families on five streets, have shown extraordinary patience for the past five and a half months while WVMA has slow-walked its CUP modification application, ignored the six (at a minimum) deficiencies identified by the Town in September 2024, and continued to violate our right to quiet enjoyment of our properties.

Respectfully,
Kim & Jim Ratcliff

From: Razi Mohiuddin [redacted]
Sent: Monday, March 3, 2025 4:21 PM
To: Kim Ratcliff [redacted]
Cc: Lubna Shaikh [redacted]; jimratcliff [redacted]; Town Manager <Manager@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Bill Garrett <[redacted]>
Subject: Re: WVMA Construction on Sunday

Hi Kim,

Thank you for bringing this to my attention. I wanted to take the time to investigate and talk to everyone involved before responding.

There appears to be a misunderstanding. No construction was planned, and no construction took place on Sunday 2/23. We had a team come in to move furniture inside the building, from one auditorium to another. However, you came onto WVMA property and spoke aggressively about how there was no construction allowed, and the team needed to leave. You also demanded to see the facility's occupancy signs, even though I had already shared that information with you in our meeting on 2/20. Even though there was no construction occurring or planned, the property manager respected your request not to have anyone moving furniture internally and asked them to leave. Upon the team leaving, we gave you a courtesy call to let you know that they had left. We hoped that this would resolve the issue, as we accommodated your request.

However, you later returned to WVMA's property without permission and raised your voice at our property manager who repeatedly asked you not to raise your voice at him. He ultimately walked away to deescalate the situation. You also began recording on our property, making people feel uncomfortable.

We have been informed that you have walked around the parking lot and recorded our congregation at various gatherings. Young children have asked their parents why they're being recorded. The WVMA leadership has tried to be patient and accommodating but this is getting very troubling. We ask that you refrain from entering the property without authorization and from troubling our members and workers.

In the future, we ask you to contact me directly at my cell [redacted] so we can hopefully resolve any issues directly. I will be your point of contact going forward so that there are no further misunderstandings or miscommunications. Feel free to call me or text me any time.

Thanks,

Razi

From: Kim Ratcliff <[redacted]>
Sent: Monday, February 24, 2025 7:57 AM
To: Town Manager <Manager@losgatosca.gov>; Chris Constantin <CConstantin@losgatosca.gov>; jimratcliff [redacted]; Bill Garrett <[redacted]>
Cc: Maria Ristow <MRistow@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Robert Gray <RGray@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; [redacted] <[redacted]>
Subject: WVMA Ramadan Curfew/Certificate of Occupancy Clarification/Removal of Signage

February 24, 2025

Chris Constantin, Town of Los Gatos Manager
Town of Los Gatos Community Development Dept.
110 E Main Street, Los Gatos, CA 95032
CC:
Gabrielle Whelan, Town of Los Gatos Attorney
William R. Garrett, Esq., Hanna & Van Atta
Mayor Maria Ristow
Sean Mullin, Planning Manager
Robert Gray, Chief Building Officer

Jocelyn Shoopman, Senior Planner
Vice Mayor Matthew Hudes
Councilmember Mary Badame
Councilmember Rob Moore
Councilmember Rob Rennie
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer

Subject: WVMA Ramadan Curfew Clarification/Certificate of Occupancy/Removal of Right Turn Only Signage

Dear Chris,

My husband, Jim, and I are requesting to meet with you, Gabrielle Whelan, and Jocelyn Shoopman to discuss our continued frustration that the Town of Los Gatos continues to allow West Valley Muslim Association (WVMA) to operate under a thirty-five-year-old Conditional Use Permit granted to the property's former owner, the Jehovah's Witness Church in 1990. Our right to quiet enjoyment of our home is being compromised daily by WVMA as it continues to ignore the six deficiencies (at a minimum) identified by the Town in September 2024.

At our meeting, we would like to discuss specifically the following urgent issues:

Ramadan Curfew Clarification:

Jim and I asked to meet with Razi Mohiuddin, WVMA Founder, and Lubna Saikh, WVMA Executive Director, on February 20 to discuss their Ramadan 2025 protocol. We attended this meeting in hopes of learning what WVMA has planned so that we are not kept up until midnight again this year as we were in 2024 for 30 consecutive nights as 300 vehicles exited WVMA's facility along a narrow one-way driveway that is within 100 feet of our bedroom.

During our meeting, we were told by Mr. Mohiuddin and Ms. Saikh that WVMA would do their best to have all attendees exit the property by 10:50 pm. during Ramadan 2025. When [redacted] and I met with you on February 12, 2025, you told us that WVMA's current CUP curfew extension of 11 pm did not mean all vehicles had to vacate the facility by 11 pm. This appears to conflict with something we read previously. In a letter from Ms. Whelen to WVMA dated July 5, 2024, we found she had written in footnote 1:

"At our meeting, we discussed whether or not the word "operation" includes the time needed for worshippers to enter and exit the facility. Based on the application for the modification, which was approved, the hours of operation include the time needed to enter and exit the facility."

Did something change between Ms. Whelan's meeting with WVMA and our conversation with you? If the answer is no, we ask again what we've been asking for the past two months: How will the Town of Los Gatos enforce WVMA's current CUP which mandates an 11 pm curfew during Ramadan? What are the consequences if violated (i.e., fines, revocation of CUP, etc.) and how are these going to be managed?

Confirmation of Maximum Permitted Occupancy and Status of Certificate of Occupancy:

When [redacted] and I met with you, you said that you did not know the maximum permitted occupancy for WVMA but would provide that number to us. We would appreciate receiving that, along with a copy of WVMA's Certificate of Occupancy (C of O) which, according to our research, is required by law when a property changes hands and the occupancy changes. In a Staff Technical Review from Robert Gray, Town of Los Gatos Chief Building Official, to WVMA dated September 24, 2024, Mr. Gray wrote:

"*A comprehensive plan review has not been completed for this CUP modification…and compliance with codes have not been verified. No change in the character of occupancy or change to a different group of occupancies as described by the Building Code shall be made without first obtaining a Certificate of Occupancy from the Chief Building Official."*

Doesn't this mean that when the property came into WVMA's hands the occupancy changed? In fact, the character and the extent of the occupancy changed from a Jehovah's Witness Church with two small services/week to a 24/7 mosque/community center. We understand that it is illegal for a religious organization to operate without a C of O and have a fine of $1,000/day.

On February 21, 2025, Henry Read, Town of Los Gatos Planning Technician, emailed us a copy of a Business License Form. This form was submitted by WVMA and approved by the Town. Attached to that form was a letter sent by the Town in 1990 to Keith Marshall, POC for the Jehovah's Witness

Church by then Planning Director Lee Bowman. Mr. Read also attached an Occupancy Clearance form from 1990 that also lists the Jehovah's Witness Church. All departments checked off on this form and the Town seemingly did their due diligence – thirty-five years ago and for the Jehovah's Witnesses. However we received no documentation showing the Town departments checked off on WVMA when the property changed hands, nor did we receive WVMA's actual Certificate of Occupancy. We are asking for clarity: did all Town departments inspect for compliance before approving WVMA's application or did they rely on information from 1990? And does WVMA have a current C of O? (See attached documents sent by Mr. Read.)

Removal of Right-Turn Only Signage on WVMA property:

When we met with you, I requested that the right-turn-only signage erected by WVMA on its interior property be removed as it directs hundreds of vehicles by our home day and night, in particular during Friday afternoon prayers and Ramadan. We have been asking WVMA to remove the signage for the last six months to no avail.

During our meeting, Mr. Mohiuddin indicated that he is willing to remove the signage if the Town (and his lawyer) permits. We ask that the Town strongly encourage WVMA to remove this signage by the start of Ramadan this Friday, February 28 to give us respite from the onslaught of vehicles driving past our residence.

As tax-paying citizens of this Town, we expect our elected and appointed representatives to protect our right to quiet enjoyment of our home. We expect the Town to enforce its curfew and maximum permitted occupancy laws during Ramadan 2025 so that we are not faced with another month-long nightmare of losing sleep in our home, and indeed, a lack of peace and quiet in our neighborhood. We've provided the Town with ample video documentation (document attached; Ms. Shoopman can provide access to the shared Google Drive) showing how drastically WVMA has changed the character of our peaceful neighborhood. We would prefer not to be compelled by the Town's inaction to take legal action.

We will call your office this week to schedule a meeting.

Sincerely,

Kim & Jim Ratcliff
[redacted]

From: Kim Ratcliff <[redacted]>
Sent: Sunday, February 23, 2025 9:42 AM
To: Razi Mohiuddin <[redacted]>; Lubna Shaikh [redacted]; jimratcliff [redacted]; Town Manager <Manager@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Bill Garrett <[redacted]>
Subject: WVMA Construction on Sunday

February 23, 2025

Razi Mohiuddin, Founder, West Valley Muslim Association
Lubna Saikh, Executive Director
West Valley Muslim Association
16769 Farley Road
Los Gatos, CA 95032

Cc: Chris Constantin, Town of Los Gatos Manager
Gabrielle Whelen, Town of Los Gatos Attorney
Jocelyn Shoopman, Senior Planner
Mayor Maria Ristow
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer
William R. Garrett, Esq., Hanna & Van Atta

Dear Razi and Lubna,

On Sunday, February 23, 2025 at 8:30 a.m. several Lyte Construction truck and workers arrived at West Valley Muslim Association with a crew of six workers preparing to do work inside the building on the west side next to our home. Upon arrival there was noise from multiple trucks, and a motorcycle. The disturbance continued as workers stood outside talking/preparing for the work and moving/setting up equipment, etc.

When I walked over to speak with your property manager, Jay, he told me to “lower my fucking voice.”

As we have reminded you many times, the Town of Los Gatos does not allow construction on Sundays. It is unacceptable that we have to continually monitor and document your violations.

It is also unacceptable that your property manager used profanity with me. I now feel unsafe in my own home after being treated in such a hostile and unprofessional manner.

We would appreciate it if you could comply with the Town of Los Gatos ordinances.
We documented a video your crew’s departure at approximately 9:15 a.m.

Sincerely,
Kim & Jim Ratcliff

From: Kim Ratcliff <[redacted]>
Sent: Monday, February 3, 2025 8:02 AM
To: Chris Constantin <CConstantin@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Amanda Baker <[redacted]>; Rose Dao <[redacted]>; Mike Baker [redacted]; Hongzhi Zhao <[redacted]>; jimratcliff <[redacted]>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; [redacted]; Barbara Page <[redacted]>; [redacted]; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; [redacted]; Tehua Lin <[redacted]>; Gareth <[redacted]>
Cc: Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>
Subject: Re: Action for WVMA CUP modification application -- Ramadan is five weeks away

Subject: Ramadan is 3 & ½ weeks away
February 3, 2025

Chris Constantin, Town of Los Gatos Manager
Town of Los Gatos Community Development Dept.
110 E Main Street, Los Gatos, CA 95032

CC
Sean Mullin, Planning Manager
Jocelyn Shoopman, Senior Planner
Mayor Mary Badame
Vice Mayor Matthew Hudes
Councilmember Maria Ristow
Councilmember Rob Moore
Councilmember Rob Rennie
Gabrielle Whelan, Town of Los Gatos Attorney
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer

Dear Chris,

Thank you for your acknowledgment of our email dated January 20, 2025, and for providing us access to the communications between the Town of Los Gatos and West Valley Muslim Association (WVMA.)

We are extremely concerned that there has been no further follow-up from you and WVMA's Ramadan holiday is 2**5 days away**. To the best of our knowledge, there has been no protocol put in place to address concerns raised below stemming from violations during Ramadan in 2024, nor has WVMA submitted a response to the deficiencies identified by the Town of Los Gatos in response to WVMA's request submitted to modify the CUP application.

Given the urgency with the limited time remaining, our neighborhood is requesting a meeting with you, our neighborhood representatives Kim/Jim Ratcliff and [redacted], and the appropriate Town of Los

Gatos staff members to provide details about how the Town will enforce WVMA's existing CUP and manage the safety of our neighborhood during Ramadan.

A response this week, **February 3, 2025**, would be appreciated.

Our expectation is to have a meeting with you the week of **February 10th**. This will ensure all involved parties are aligned and, in advance of February 28, provide us with a clear understanding of the plan that will be utilized.

Reference: Concerns Raised by Neighbors as a result of WVMA CUP violations:

Traffic control

1. (document submitted outlining videos, provided to Town of Los Gatos) What traffic control will be implemented to protect residents, pedestrians, and WVMA members? What/Where/How will first responders be provided to ensure clear passage and unobstructed access?
2. During Ramadan 2024, due to gridlock traffic in both directions on our small residential street, it would have been difficult, if not impossible, for first responders to get through.

Noise Curfew

1. Ms. Shoopman indicated that…"if the CUP application has not been heard at a public hearing by the Planning Commission by the start of the 2025 Ramadan holiday, the current CUP will be enforceable which mandates that the hours of operation for the Ramadan holiday shall not extend past11:00 p.m." We are looking for clarification as to whether the 11:00 pm curfew means that all vehicles and members must depart from the property by that time. This is crucial to neighbors as it can take 168 vehicles 45 minutes or longer to exit WVMA. There were countless curfew and exterior noise violations until midnight and beyond during Ramadan 2024. **We are asking that all members and vehicles depart by 11:00 pm.**
2. Additionally, how will the 11 pm curfew and noise ordinances be monitored and enforced by the Town of Los Gatos during Ramadan 2025? What are the consequences if violated (i.e. fines, revoke use permit?) We know that the Town of Los Gatos Code Compliance Officer's working hours end at 4:00 pm, therefore we want to be informed of the Town's plan to manage these known issues.

Parking

1. What will the Town and/or WVMA do to remedy WVMA's parking overflow beyond their 168 spaces? During Ramadan 2024, there were an excess of 100+ vehicles on Farley Road and adjacent streets. When we met with Gabrielle Whelan in April 2024, she referenced parking enforcement on Farley Road and adjacent streets (i.e. Flintridge, Chirco, Izorah) to ensure residents' safety. Will the Town of Los Gatos put that enforcement in place during Ramadan?

Sincerely,

Kim & Jim Ratcliff, [redacted]
Ann & Roger Bundlie, [redacted]
Barbara & Mike Page, [redacted]
Rose Dao, [redacted]
Amanda & Mike Baker, [redacted]

Tehua Lin, [redacted]
Hongzhi Zhao, [redacted]
Brian Thompson, [redacted]
Gareth Williams, [redacted]

From: Jeremy Braidish [redacted]>
Sent: Tuesday, February 4, 2025 8:25 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Fwd: Followup

Hi Jocelyn, Kim Ratcliff asked me to forward/cc: you on this email. Thank you

---------- Forwarded message ---------
From: Jeremy Braidish <[redacted]>
Date: Tue, Feb 4, 2025 at 11:53 AM
Subject: Followup
To: <[redacted]>

Hello Razi,

My name is Jeremy Braidish and we live at [redacted]. We know there have been active conversations between your organization, the town and the neighborhood.

We live 4 or so houses down from the mosque and do not experience some of the noise that others are experiencing. We've experienced issues here and there with parking where members have parked in front of our house and blocking corners of our driveway making it more difficult to get in and
out. Again, not all the time, but occasionally.

The biggest issue, BY FAR, is speeding down Farley. Typically on Fridays and Sundays and typically at the top or bottom of the hours and folks are presumably running late. It's coming off of Los Gatos Blvd and going down Farley past our house at very high rates of speed. I cannot imagine those
individuals driving the same way in their own neighborhoods particularly when there are children in those homes. We have a 13 year old that likes to jog the neighborhood and we're literally having convos with her re: the best days/times to jog that don't conflict with the times of your services to avoid the reckless drivers.

Those have been our experiences and some are different from other in the neighborhood. We've been good neighbors and acknowledge that your organization has taken steps as well. But, as neighbors, I'd ask that some of your members respectfully treat Farley like their own neighborhood.

Thank you,

Jeremy

Braidish

From: Kim Ratcliff <[redacted]>
Sent: Monday, January 20, 2025 7:39 PM
To: Chris Constantin <CConstantin@losgatosca.gov>; Sean Mullin <SMullin@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; [redacted] <[redacted]>; [redacted] <[redacted]>; jimratcliff <[redacted]>; [redacted]; Barbara Page <[redacted]>; Rose Dao <[redacted]>; Amanda Baker <[redacted]>; Mike Baker [redacted]; Tehua Lin [redacted]; Hongzhi Zhao <[redacted]>; Brian Thompson <[redacted]>
Subject: Action for WVMA CUP modification application -- Ramadan is five weeks away

January 20, 2025

Chris Constantin, Town of Los Gatos Manager
Town of Los Gatos Community Development Dept.
110 E Main Street, Los Gatos, CA 95032

Cc
Sean Mullin, Planning Manager
Jocelyn Shoopman, Senior Planner
Mayor Mary Badame
Vice Mayor Matthew Hudes
Councilmember Maria Ristow
Councilmember Rob Moore
Councilmember Rob Rennie
Gabrielle Whelan, Town of Los Gatos Attorney
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer

Subject: WVMA Ramadan, Action Requested (5 weeks away)

Dear Chris,

Almost 20 neighbors have reached out to the Town of Los Gatos since March of 2024 to raise ongoing concerns regarding West Valley Muslim Association (WVMA) operations: usage, hours, safety, and noise. (See partial email thread below.) We are concerned that it has been almost a year since we raised the issues impacting our neighborhood, and there has been very little progress. We're asking for your leadership in defining a plan to address the situation, particularly for the month-long Ramadan holiday (Fri. Feb 28 – Sat. Mar 29, 2025) rapidly approaching.

Jocelyn Shoopman relayed in her most recent response (January 9, 2025) that "staff has been in communication with WVMA regarding concerns of the resubmittal of the CUP application with the Ramadan holiday approaching." However, it's doubtful the CUP application will be resolved in the five weeks until Ramadan. We're asking the Town of Los Gatos to provide an explicit plan of how the Town will manage the safety of our neighborhood during Ramadan with the influx of excessive traffic, overflow parking, building occupancy limitations and noise curfew violations.

We are requesting that The Town of Los Gatos provide the tools and methods that will be utilized to ensure a safe environment and address critical concerns impacting our neighborhood including:

#1 Traffic control (see document outlining videos, dates attached)
What traffic control will be implemented to protect residents, pedestrians, and WVMA members? What/Where/How will first responders be provided to ensure clear passage and unobstructed access? During Ramadan 2024, due to gridlock traffic in both directions on our small residential street, it would have been difficult, if not impossible, for first responders to get through.

#2 Noise Curfew
Ms. Shoopman indicated that… "if the CUP application has not been heard at a public hearing by the Planning Commission by the start of the 2025 Ramadan holiday, the current CUP will be enforceable which mandates that the hours of operation for the Ramadan holiday shall not extend past 11:00 p.m." We are looking for clarification as to whether the 11:00 pm curfew means that all vehicles and members must be departed from the property by that time. This is crucial to neighbors who live next to the property as it can take 168 vehicles 45 minutes or longer to exit WVMA's narrow driveway. There were countless curfew and exterior noise violations until midnight and beyond during Ramadan 2024. We are asking that all members and vehicles depart by 11:00 pm.

Additionally, how will the 11 pm curfew and noise ordinances be monitored and enforced by the Town of Los Gatos during Ramadan 2025? What are the consequences if violated (i.e. fines, revoke use permit?) We know that the Town of Los Gatos Code Compliance Officer's working hours end at 4:00 pm, therefore we want to be informed of the Town's plan to manage these known issues.

#3 Parking. What will the Town and/or WVMA do to remedy WVMA's parking overflow beyond their 168 spaces? During Ramadan 2024, there were an excess of 100+ vehicles on Farley Road and adjacent streets. When we met with Gabrielle Whelan in April 2024, she referenced parking enforcement on Farley Road and adjacent streets (i.e. Flintridge, Chirco, Izorah) to ensure residents' safety. Will the Town of Los Gatos put that enforcement in place during Ramadan?

In addition, we request access to the documentation related to the deficiencies identified and communicated to WVMA by the Town, and any related correspondence.

We would appreciate a reply by Monday, January 27, 2025. We are open to meeting if you have questions or need any further information to help address our request.

Sincerely,

Kim & Jim Ratcliff, [redacted]

Ann & Roger Bundlie, [redacted]
Barbara & Mike Page, [redacted]
Rose Dao, [redacted]
Amanda & Mike Baker, [redacted]
Tehua Lin, [redacted]
Hongzhi Zhao, [redacted]
Brian Thompson, [redacted]

From: Kinsey Lee <[redacted]>
Sent: Sunday, January 12, 2025 10:56 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Allowing The West Valley Muslim Association to Access their Mosque During

Ramadan To the Town of Los Gatos,

I hope this message finds you well. I write to you both as a concerned resident of Los Gatos and a member of the Los Gatos Anti-Racism Coalition.

It has recently come to my attention that our town is considering restricting our Muslim neighbors' right to practice Ramadan. I understand that is likely not the sentiment that is getting passed around, in so many words. From what I gather, the technical point of contention is whether the West Valley Muslim Association may be permitted to extend their hours of operations during Ramadan.

However, in effect, the town is contemplating denying our Muslim community members' ability to worship as they need in Los Gatos during the holiest month of the year. Generally, practicing Ramadan means—in addition to one's normal sundown obligations—breaking fast, eating dinner, and going to the mosque for evening prayers within the few hours between sunset and lights out. Access is important, and WVMA is the only mosque in Los Gatos.

We espouse inclusion. We say we want to "Develop and implement Town-wide strategies, practices, and services that…acknowledge and reflect diversity" (2040 General Plan, 2-4). If we prevent the sole place of Muslim worship in Los Gatos from offering sacred evening services, I don't see how we can call ourselves a welcoming town. Muslim residents would literally need to drive out of our community to practice their faith.

I ask that we take our commitments to diversity and inclusion to their logical endpoint, take a moment to understand how the legalese of this conditional use permit will impact the lives of the Muslim individuals embedded in our community. To welcome people to Los Gatos means little if we will not support them and their beliefs.

Sincerely,

Kinsey Lee

From: Jeremy Barnes <[redacted]>
Sent: Friday, January 10, 2025 10:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: West Valley Muslim

Association To the Town of Los

Gatos,

I am disturbed and upset to learn the West Valley Muslim Association is facing the prospect of being denied the conditional use permit they would need to worship during the month of Ramadan. I am not Muslim, but I understand the use of the Mosque which depends on the issuance of this permit is a fundamental component of Muslim religious practice. Granting the permit is a reasonable accommodation to support our local Muslims in practicing their faith.

I notice the Town of Los Gatos has been making a commendable effort to improve its commitment to diversity, equity, and inclusion. To deny our fellow community members their right to the full extent of their religious practice would fly in the face of this effort, and specifically the goals outlined in the "Town of Los Gatos Diversity, Equity, and Inclusion (DEI) Plan" accepted by the Town Council on October 17, 2023. I need not mention it would also be in stark contradiction to the principles of religious freedom our nation was founded on.

Denying this conditional use permit would be a savage blow not only to the trust and unity within our community, but to the town's reputation. It would be a source of grief, shame, and embarrassment to see this violation of my community members' rights transpire in the town I call home.

The West Valley Muslim Association's request is extremely modest: to extend their hours of operation a single hour during a single month of the year. I ardently hope the Town will extend this very basic measure of respect to the WVMA by granting them the conditional use permit as they request. Thank you for your work in making Los Gatos a safe and inclusive place for all its residents.

Regards,

Jeremy

Barnes
Member of the Los Gatos Anti-Racism Coalition

From: Miles Tasker <[redacted]>
Sent: Thursday, January 9, 2025 12:21 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject:

cup@wvmuslim.org To

the Town of Los Gatos,

I am writing to you as a concerned private citizen and long time resident of Los Gatos,

I've recently heard that the WVMA has had trouble getting approval for a conditional use permit to extend their hours for Ramadan. Given the time extension is for prayers that are necessary for Ramadan, to not approve the permit seems close to, if not directly, infringing on their religious rights. I understand there has been some concern over additional noise at late hours; however, we're not talking about a street takeover, these are peaceable religious rites, there's no concerted effort to cause a disturbance.

I strongly encourage the town council to allow this permit and uphold the values of religious freedom we hold dear as Americans.

Thank you,

Miles Tasker

From: Kim Ratcliff <[redacted]>
Sent: Thursday, January 9, 2025 7:08 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Matthew Hudes <MHudes@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Amanda Baker <[redacted]>; Mike Baker <[redacted]>; Rose Dao [redacted]; jimratcliff <[redacted]>; [redacted]; Barbara Page <[redacted]>; [redacted]; [redacted]; Tehua Lin <[redacted]>; Hongzhi Zhao <[redacted]>; Chris Constantin <CConstantin@losgatosca.gov>
Subject: Action for WVMA CUP modification application resubmittal -- Ramadan is six weeks away

Jocelyn Shoopman, Senior Planner
Town of Los Gatos Community Development Dept.
110 E Main Street, Los Gatos, CA 95032

Cc:
Chris Constantin, Town of Los Gatos Manager
Mayor Mary Badame
Vice Mayor Matthew Hudes
Councilmember Maria Ristow
Councilmember Rob Moore
Councilmember Rob Rennie
Gabrielle Whelan, Town of Los Gatos Attorney
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer

Subject: Action for WVMA CUP modification application resubmittal -- Ramadan is six weeks away

January 8, 2025

Dear Jocelyn,

We're following up on our letter dated December 16, 2024 for which we received no response from you or any Town of Los Gatos government representative (see below.)

Ramadan is only six weeks away (Fri. Feb 28 – Sat. Mar 29, 2025) and we have not seen a proposed remediation plan in almost a year since our original concerns were raised to Alan Meyer and Joel Paulson.

We first reached out to the Town in March of 2024 in the midst of an unprecedented thirty consecutive days and nights of unsafe street conditions, fire and health/safety code violations and curfew noise violations during West Valley Muslim Association's (WVMA) 2024 Ramadan activities. We likened the conditions on our small residential street to Vasona Park's Fantasy of Lights but with no traffic control or any semblance of order whatsoever.

Almost 20 neighbors on four streets have since reached out to the Town with concerns. The Ratcliffs documented code violations and provided videos to the Town. Yet we are still no closer to resolution nor has WVMA been held accountable for violations of their current CUP.

This is unacceptable to us as tax paying Los Gatans.

We do not want our neighborhood or WVMA members to be put in an unsafe position again this year, especially during Ramadan.

As conveyed in our last letter, we are perplexed that no deadline was provided to WVMA to address the identified deficiencies in violation, which the Town of Los Gatos documented and communicated to WVMA. It's imperative that a deadline is put in place so that we do not have a repeat of Ramadan 2024.

We wish to improve our neighbor relations with WVMA. Several of us have met with one on one with Razi Mohiuddin, WVMA founder, who has provided no proposals or action plan addressing how or what improvements will be made to address the list of issues identified – both short term and long term as the organization states its goal is to grow both members and community events.

We are requesting that the Town of Los Gatos government enforce the current CUP as no mitigation plan or mutual resolution has been identified. We request a deadline for WVMA to submit a comprehensive plan proposal to cover the deficiencies and concerns raised by our neighborhood for short and long term commitments.

Based on the current status, we do not see relations improving for our neighborhood if we have a repeat of WVMA Ramadan 2024 issues persisting.

We are requesting a response and inclusion of this matter as part of the next Town of Los Gatos public meeting. If that is not feasible, we recommend a dedicated session with all interested parties by the end of January given the Ramadan 2025 start date.

Thank you,
Kim & Jim Ratcliff, [redacted]
Roger & Ann Bundlie, [redacted]
Barbara Page, [redacted]
Rose Dao, [redacted]
Amanda & Mike Baker, [redacted]
Tehua Lin, [redacted]
Hongzhi Zhao, [redacted]

From: Autumn <[redacted]>
Sent: Monday, January 6, 2025 9:29 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Ensuring West Valley Muslim Association can practice

Ramadan To the Town of Los Gatos,

I hope this letter finds you well. I am writing because I recently learned that the West Valley Muslim Association may not be able to fully practice Ramadan this year due to limitations of their conditional use permit. As a Los Gatos resident who is not religious herself, but recognizes (i) the importance of religious expression and (ii) the sacredness of Ramadan for Muslims, I was disheartened to hear this. It reminded me that in my childhood (outside of Los Gatos), I observed Muslim friends and classmates navigate many systemic barriers to practicing Ramadan -- such as having to explain why they needed to miss school on certain days, to why they were not eating or participating in certain school events. However, I had never thought about the possibility of not being able to practice faith at one's own religious institution, and I can only imagine how heavily this is weighing on West Valley Muslim Association members. To ensure that all of our faith communities feel welcome in Los Gatos, I respectfully urge the town to work to make sure that West Valley Muslim Association members can fully practice Ramadan.

Thank you,

Autumn

From: James Smeenge <[redacted]>
Sent: Friday, January 3, 2025 6:44 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: West Valley Muslim Association conditional use permit to celebrate

Ramadan To the Town of Los Gatos

I recently heard that the West Valley Muslim Association, which has a mosque in the town of Los Gatos, is having trouble being able to appropriately conduct their Ramadan timeframe religious observances due to time constraints on their use permit.

I would support a conditional use permit that altered the time of use to be conducive to the later-in- the-evening needs for Muslim worship during the period of Ramadan.

This act would show a positive level of inclusion and support for our neighbors who would desire to practice their religion within our town at their facility.

Best regards -

Jim Smeenge
[redacted] resident, Los Gatos

Jim Smeenge jsmeenge@mac.com

From: Alice A Miano <[redacted]>
Sent: Wednesday, December 25, 2024 10:19 PM **To:** Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Message in support of Ramadan at WVMA

Dear officials and residents of the Town of Los Gatos:

Although I currently serve on the Complete Streets & Transportation Commission, I write to you simply as a concerned citizen to urge you to allow the West Valley Muslim Association (WVMA) to fully practice Ramadan, according to the Muslim custom.

As a Catholic and longtime resident of Los Gatos, I look back with fondness on the many times over the years that I attended midnight mass on Christmas Eve. I remember my older brothers dressed in their red and white alter boy vestments, carrying red lanterns only brought out on Christmas Eve. These days, St. Mary's offers a 10:00 PM mass instead of the traditional midnight service, the red lanterns are gone, and the alter servers' smocks don't look quite so regal. And while I appreciate the solemnity of today's services, they don't seem to inspire quite as much wonder as in days gone by.

Perhaps that's what makes me admire all the more WVMA's desire to keep Ramadan alive and well, to maintain a centuries' old tradition and keep their community grounded in the wisdom of their forebears.

But beyond any parallels between midnight mass and Ramadan, I wanted to point out another kind of ritual that is quite prevalent in our town. As a downtown resident for nearly 30 years, I can tell you that these streets can sometimes get noisy after midnight, especially around 2 AM when the bars close. It may not happen every weekend, but several times I've been awakened from my slumber by a bar hopper or teen partier celebrating loudly. But I've always acknowledged that if you're going to live downtown, you're going to have to put up with a certain amount of that kind of noise.

I wonder, if this were a Christian denomination celebrating evening Lenten services or an Easter Vigil, would there be such preoccupation with the faithful starting their cars and driving home from nighttime services?

For centuries, our country has touted its founding based on practicing religious freedom. Los Gatos needs to step up and defend the rights of all religions to safely and solemnly practice the rituals handed down to them by their ancestors. To do otherwise is simply un-American.

Thank you,
Ali Miano

Alice A. Miano, Ph.D.
Advanced Lecturer & Coordinator, Spanish Language Program Stanford University
President, California Language Teachers' Association #BlackLivesMatter

#FreedomForImmigrants Pronombres: ella/la,
she/her
I acknowledge that I live and work on the lands of the Muwekma Ohlone.

From: Kylie Clark <[redacted]>
Sent: Monday, December 23, 2024 2:34 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Please allow the West Valley Muslim Association to use the Mosque during Ramadan

Hi Jocelyn,

I hope this email finds you well!

I am writing to you in regards to the West Valley Muslim Association's application for a Conditional Use Permit to extend their hours of operation during Ramadan. It would go against the Town's commitment to becoming an inclusive community to deny this CUP, as Los Gatos has committed to valuing all identities and promoting equitable access to resources.

Muslims' extended use of the Mosque during Ramadan is core to the religion; it is not something that can or should be compromised. During Ramadan, many Muslims observe Taraweeh prayers, which are special congregational prayers performed at night after Isha (the last of the five daily prayers). These prayers can take some time, especially toward the end of Ramadan when the recitation of the Qu'ran is often completed in full. To not allow our Muslim community members to use the Mosque during these hours would be to ask them to compromise on the fundamental tenets of their faith.

This issue is particularly concerning to me as many Muslims have been made to feel unwelcome in Los Gatos due to racism and Islamophobia in town. Granting this CUP is a tangible and reasonable way to demonstrate that we authentically value all members of our community.

Thank you for your consideration. In community,

Kylie Clark (she/her)
Human Rights Master's Student Columbia University, New York City

From: LG Anti-Racism Coalition <[redacted]>
Sent: Tuesday, December 17, 2024 8:19 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: The West Valley Muslim Association Needs Access to their Mosque during Ramadan

Hello Jocelyn,

I am writing to you not as a Complete Streets and Transportation Commissioner, but as a private citizen, resident, and president of the Los Gatos Anti-Racism Coalition.

I would like to take some time to reflect on the opening paragraphs of the Town's commitment, Becoming an Inclusive Community:

"The Town of Los Gatos is committed to inclusivity. We value all our community members, regardless of religion, immigration status, ethnicity, race, disability, gender, sexual orientation, or gender identity. We strive to ensure all community members feel safe, respected, and comfortable to be themselves and express all aspects of their identities. The Town promotes equal treatment, equitable distribution of and access to resources, and engagement in issues affecting the lives of residents, workers, and visitors."

It has recently come to my attention that the West Valley Muslim Association is currently struggling to obtain a conditional use permit to extend their hours of operation during the month of Ramadan.

I, and many others in our community, believe that failing to accommodate the needs of the West Valley Muslim Association would render the words of our commitment hollow. While I do not practice my faith in any religious institution, I do recognize that religious pluralism and accommodation are both an integral part of our national identity as Americans. It is vitally important for Los Gatos to make reasonable accommodations to members of our religious community.

To deny Muslims in our community the ability to practice the fundamental tenets of their faith represents a failure to uphold their fundamental right to religious expression. The Coalition, and many others in our community, are distraught that Los Gatos might legally prohibit our Muslim community from being able to practice their faith. Regardless of the interpretive lens we take, the fact remains that Muslims will not be able to properly observe Ramadan in Los Gatos if we do not grant a conditional use permit.

The aforementioned assurances to allow residents to "express all aspects of their identities" and to promote "access to resources" are not mere rhetorical turns of phrase. We have to walk the talk. To prevent Muslims from entering their mosque during Ramadan would show our residents and neighboring communities that we are willing to abandon the principles we espouse the moment it becomes inconvenient. If we fail to accommodate people's right to worship, we will alienate our Muslim community and damage our reputation as a town immeasurably.

I ask that we do everything in our power to ensure that Muslims feel welcome and safe here.

Regards,
Jeff Suzuki –
President of the Los Gatos Anti-Racism Coalition

From: Kim Ratcliff <[redacted]>
Sent: Monday, December 16, 2024 8:16 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Joel Paulson <jpaulson@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; jimratcliff <[redacted]>; [redacted] <[redacted]>; [redacted] <[redacted]>; Amanda Baker <[redacted]>; Mike Baker <[redacted]m>; Tehua Lin [redacted]>; Barbara Page <[redacted]>; [redacted]; Rose Dao <[redacted]>
Subject: WVMA CUP modification application resubmittal -- action needed

December 16, 2024

Jocelyn Shoopman, Senior Planner
Town of Los Gatos Community Development Dept.
110 E Main Street, Los Gatos, CA 95032

Cc: Mayor Mary Badame
Vice Mayor Matthew Hudes
Councilmember Maria Ristow
Councilmember Rob Moore
Councilmember Rob Rennie
Gabrielle Whelan, Town of Los Gatos Attorney
Joel Paulson, Community Development Director
Allen Meyer, Code Compliance Officer
Mayor Maria Ristow

Subject: WVMA CUP modification application resubmittal -- action needed

Dear Jocelyn,

We're contacting you again regarding the resubmittal of the West Valley Muslim Association's (WVMA) modification request to the current CUP (Conditional Use Permit) requirements for the 16769 Farley Road facility. We understand that on September 25, 2024 the Town of Los Gatos provided WVMA with a comment letter identifying six deficiencies the organization must respond to, and that the Town has met with WVMA representations several times. Based on communication from WVMA's primary representative, Razi Mohiuddin, we also understood that he was in the process of preparing a response, per meetings he had with members of our neighborhood. It has now been almost three months since the Town provided the letter to WVMA. To date, we do not see any updates on the Town's pending planning projects pages. WVMA has been violating their CUP for a year or more. We want them to be held responsible. Why are we neighbors having to monitor and report the situation? This is frustrating and we do not feel that the concerns and noncompliance is being addressed by our local government. The Town website states there is a 30-day deadline for the modification yet you let us know that there is no deadline for the resubmittal. In this case, how is there accountability and closure to the concerns raised and what is the mechanism to ensure WVMA is compliant to 1) the deficiencies identified by the Town and, 2) the public concerns submitted by the neighborhood? We

feel there is no alignment between the Town, WVMA, and the concerned neighborhood regarding a clear outline of the next steps, timing, process, and ownership. We are looking to you to provide us clarity in a transparent communication that we can share with our neighbors who are asking for an update.

We are also asking for your help to identify the timeline and key milestones so we may avoid the ongoing safety issues and disruption in the future. We first reached out to the Town in March 2024. Ramadan is less than three months away (Fri, Feb 28, 2025 – Sat, Mar 29, 2025) and we would like to know from you what the ETA to address (town council, town meeting, etc.), and if there isn't one, when one will be established and what processes are used to communicate transparently with all interested and involved groups?

Thank you,

Kim & Jim Ratcliff, [redacted]
Roger & Ann Bundlie, [redacted]
Barbara Page, [redacted]
Rose Dao, [redacted]
Amanda & Mike Baker, [redacted]
Tehua Lin, [redacted]

From: Amina Darwish <[redacted]>
Sent: Friday, December 13, 2024 10:07 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Mosque Worship Times

Dear Ms. Shoopman,

In an era of epidemic loneliness, places of worship and community centers are protective to the social fabric of our society. They save lives by helping vulnerable people find support systems and build a sense of identity and belonging. The West Valley Muslim Association (WVMA) is an inspiring example of such a critical community space.

My name is Amina Darwish, and I am the Muslim chaplain at Stanford University. My students have a special relationship with the WVMA mosque in Los Gatos. They consistently get zip cars and carpool to WVMA even as they drive past other mosques on the ride over. They joined engaging programs, made friends, and met their life partners. I remember my students sharing excitedly about an AI focused dinner they attended. Two of them left with incredible internship opportunities. They felt safe to connect after the COVID-19 shutdowns had impacted their high school experience, which are critical years for young people to learn social skills and psychologically mature. I encouraged my students to attend the WVMA mosque knowing that the community was inclusive. I also knew that they would directly witness female leadership through the executive director and male allyship through the countless community leaders who respected and supported her.

I ask you to provide the permit for the WVMA mosque to operate at the hours that honor the times of Muslim prayer. The early morning prayer is a deeply spiritual time for Muslims. Ramadan is the Muslim superbowl, where I and countless others have built lifelong friendships. California in general and Los Gatos in particular should not be a place where Muslims are only allowed to worship within regular church hours. This is a mosque, not a church. Not allowing the mosque to operate during Muslim prayer times would be akin to asking Jewish worshipers to move the sabbath to Sunday for convenience or asking Hindu worshipers to pray the Brahma muhurta after sunrise instead of its allocated time. Because Sunday is the day of Christian worship, it is a day off in all Western countries. Other minority religious groups must consistently adjust to a system that is not built around them. For Los Gatos to truly be a multifaith, multicultural community, the mosques, synagogues, and temples must be allowed to worship at the times their religious traditions mandate.

I hope you consider this time adjustment as a means of creating a better Los Gatos community.

Thank you. Sincerely,

Amina

From: Shoeb Syed <[redacted]>
Sent: Thursday, December 12, 2024 3:50 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I am a young professional who moved to the bay area 5 years ago. 16769 Farley Rd holds a special place in my heart as a second home. It is a beautiful mosque upheld by community participation and inclusive programming. I live in Santa Clara but I make the 30 minute drive frequently only to enjoy WVMAs enlightening and thoughtful programming.

Ramadan is a time for reflection, self discipline and coming together as a community. A primary way for us to do that is to offer prayers as a congregation in mosques. That often extends late into the night. The use permit in front of you will go a long way in ensuring the community has a place to come together.

I want to thank the planning department and the commission for their consideration. I would appreciate if WVMA's request for additional use in the morning, night and Ramadan is granted.

Thanks!

From: Kareem Darwish <[redacted]>
Sent: Thursday, December 12, 2024 11:09 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: The West Valley Muslim Association

Community Dear Jocelyn,

I hope you are doing amazing and that everything is going well! I live in South San Jose right along the Los Gatos border, and I have been coming to WVMA for a few years now.

I have been a resident of the Bay Area for 25 years, and for most of that time my main purpose in life was driven by that 'Bay Area mindset'. Everything I was doing in my life was done with the purpose of driving and investing into my future academics and career. When I finally completed my undergraduate degree and landed my first job, my life finally slowed down for just a moment to allow me to take a second and reflect. I got a head start on my peers and decided to have a mid-life crisis at the age of 22. I realized that because of the fact that I simply focused on academics, I had allowed other parts of myself to slack, and this was highlighted in the circle of people I kept around me at that time. So, I set out to find a fresh start and look for a new community of people that could help guide me on my journey and push to become an answer to the problems I'd always complained about.

The timing of this coincided with Ramadan two years ago, and my family and I decided to spend our Ramadan with this young and growing community that had opened nearby our home. That month was one of the most beautiful and transformational phases of my life. The WVMA community is really like no other. I was engrossed by the strength and connectedness of the community, and the spiritual and moral guidance that was prevalent. I continued to come every night for that month and quickly found myself rooted in a new purpose within just 30 days. And then just as suddenly, the month of Ramadan ended and the evening rituals tied to the month were done. Everyone returned to their normal routines and schedules, still trying to fit the community into their everyday lives while still under pressure by that 'Bay Area mindset'. I continued to come during the early morning and evening congregational prayers, which were the only prayers that worked around my schedule because of my job. I have continued to come and have met some of the most inspiring and wise people I have ever seen in my life, and I truly remain humbled every time I go (which is nearly every day). It is absolutely a miracle that all of these insanely talented and motivated people all come together regularly under this same roof. People who are leaders in not just Islamic or spiritual thinking, but leaders in every field of industry and academic. I personally know dozens of people who come weekly to this community all the way from as south as Monterey and as far up as Sacramento because, like me, they see something special in the WVMA community. I have seen people transformed by this community and have had their lives changed for the better, leading them to become positive influences on their own families and communities. There are no other environments or communities that I can think of in the Bay Area where I am able to connect with the youth and the elderly to the degree that I can at WVMA, and where we all feel at home with each other.

We should not underestimate the impact that this growing community has on its surrounding communities. One of the primary reasons that I fell in love with this community is because it is constantly at the service of its members and the communities around it. The programs are deeply intentional and they are built to provide personal growth amongst all different groups of backgrounds and ages. I have seen programs geared towards building confidence and character in our youth, which I have witnessed become leaders in their own communities all across the Bay Area. I have seen the spiritual programming at WVMA invoke transformations in people that have led them to turn their lives around. I have seen this community step up and take the lead in charity efforts during difficult times to support our local communities, including our local unhoused populations. I have seen scholars and professionals from across the nation, and even across the world, coming to California to visit this specific community, because they see the value in it. I have seen this community step up to global issues and supports people on the other side of the world, especially during this past year during the genocide in Palestine. When members of the congregation were receiving news almost daily of their loved ones and relatives being killed in Gaza, this community was there to support them. When the devastating earthquakes in Turkey and Syria happened last year killing tens of thousands, or whenever tragedy struck other communities around the globe, this community was a source of light for people affected local and abroad. This community has become so deeply connected with its local and global communities in such a short span of time, and the value that it provides its own members and whomever interacts with them is truly immeasurable.

I humbly urge you to modify the use permits for WVMA to allow for the first and last prayers of the day, and to allow this community to observe Ramadan and all of its traditions. This community has become a model for other communities across the nation, and its role in the Bay Area as a leader in the service of others will only increase. I would love for others to have the same opportunity that I had to interact with this community and witness themselves transform into who they want to become.

Thank you for all of your time and consideration, I really sincerely appreciate it. Happy

holidays! Best regards,

Kareem Darwish

From: Lina Abushaaban <[redacted]>
Sent: Wednesday, December 11, 2024 9:18 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject:

WVMA Hello,

I am a resident of Campbell and I work at Stanford Healthcare in Los Gatos. I am a single young professional and I love coming to WVMA because it feels like my home, more than my home. When I feel down, I come here. When I want to see friends, family, and help community - this is where my car takes me. I have friends who drive over 2 hours to come for a 1 hour lecture at this mosque.

This place is more than just an address in a neighborhood, it's a safe haven that nurtures community healing and connections through good and hard times. The board listens to the community needs and treats each other so kindly with a smile. The classes offered are enlightening and make me a better person and human being. WVMA is a safe space for communities' children to be themselves, and not be bullied, and not called names in schools.

Prayers in a Mosque are highly recommended, and I try to pray in congregation whenever possible. In the month of Ramadan, which is only 1 month in the year, it is a time for reflection and prayers and it is important for me to pray in congregation standing and sitting side by side.

My family is from Palestine, Gaza to be exact. The past year has been really hard on us. There were times where I would come to WVMA to sit and just let it out, because it felt so safe to be there. And community members would sit by me too. I never feel alone because of this space.

We want to thank the planning department and the commission for their consideration. We would appreciate it if WVMA's request for additional use in the morning, night and Ramadan is granted.

Thank you,

Lina Abushaaban

From: yamin khan <[redacted]>
Sent: Tuesday, December 10, 2024 12:42 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I live in Hayward, CA and visit WVMA on Farley Road multiple times a week and benefit from their programs for the community. The classes offered here are amazing and make me a better person. I'd love to be able to spend Ramadan practicing and spending time reflecting at WVMA in congregation.

I would like to thank the planning department and commission for their consideration. I would really appreciate it if WVMA's request for additional use in the morning, night and Ramadan is granted.

Sincerely,

Yamin

Khan

From: amr abuellil <[redacted]
Sent: Tuesday, December 10, 2024 9:10 AM
To: Jocelyn Shoopman
<jshoopman@losgatosca.gov**> Cc:**
cup@wvmuslim.org
Subject: WVMA 16769 Farley

Rd. Hello Mr/Mrs Shoopman,

I am sending this email regarding the prayer schedule in wvma, I have been a resident here for more than 3 years, I live near the Lexington reservoir, [redacted], los gatos and I am a frequent visitor of wvma and the office of my company is on los gatos blvd (near panera bread)

When I first moved to los gatos from laguna beach in the south , the community was barley starting and started volunteering in multiple project almost from the first day I came, at the early days it was a lot of backyard cleaning and trimming trees and building benches and renovation and painting all around , after a while this place became a very important part of my life especially the early morning prayers and the time we spend as families in Ramadan time.

I am saying this since there are couple of reasons why los gatos is the best city for me and my company, and WVMA is one of those reasons among the amazing other reasons am sure you guys are working hard to keep and preserve in this place, after I heard of the conditional use permit to allow dawn (early morning prayers), night prayers and our blessed time in Ramadan, I wanted to let you know that this is on great importance to us as a community and to me as a person.

Looking forward to seeing you in person one day or invite you to a cup of coffee one day, let me know how can I be of help as I am very connected in los gatos around Bear Creek area.

Peae Am

From: Mustafa Yesilyurt <[redacted]>
Sent: Monday, December 9, 2024 10:27 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I am a young professional living in San Jose and regularly visit WVMA's Los Gatos location (heretofore LGIC).

LGIC stands as a welcoming environment that hosts many social and religious events. These include not only all of the five daily prayers, but also the weekly lectures/gatherings (an event titled "Siraat", meaning "pathways") that further both our interpersonal relationships as a community of young Muslim professionals in addition to our deeply heartfelt connections with God. I emphasize Siraat because it is the event that matters the most to me personally.

However, when it comes to events that serve as perfect confluence points of social interaction and religious fulfillment, no event hosted by WVMA can compete with those put on during the month of Ramadan, where spirituality and community flow together to an unparalleled level. It is these very events that are threatened if WVMA's request for a modification to its use permit does not go through.

Perhaps even more importantly, this threat extends to two of the five daily prayers as well. I have no doubt that some attendees rely on having a safe space outside their homes in order to pray these prayers in peace.

I urge you to please continue to be considerate of the needs of our community as we will also continue to be cognizant and respectful of our neighbors.

I want to thank the planning department and the commission for their consideration and would deeply appreciate it if WVMA's request for additional use in the morning and night hours is granted.

I also wish to make it clear that we in the Muslim community at WVMA are always welcoming toward visitors of any and all faiths or beliefs, especially to our immediate neighbors in the Los Gatos area.

Peace be upon you,

Mustafa Emre

Yeşilyurt
[redacted]

From: Rasha Lashin <[redacted]>
Sent: Friday, December 6, 2024 12:20 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: Support WVMA for its permit

Hi All,

I would like to ask for your support to the request from WVMA for modifying its permit for the following:

- early morning prayers before sunrise
- night prayers usually 9-10pm
- Ramadan support time to 10:30pm

This is crucial for us to practice our faith as part of the difference and diverse community in the city.

Your support to achieve my personal fulfilment, engage with the religious community and feel of belonging, help me instill positive impact which WVMA support ongoing through the programs, and facility.

I appreciate your support again.

Kind regards,

Rasha
[redacted]

From: Brian Thompson [redacted]
Sent: Friday, December 6, 2024 9:50 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: West Valley Muslim Association CUP

Hello Jocelyn,

As a neighbor of the West Valley Muslim Association on Farley Road, I would like to add my voice to the chorus of neighbors concerned about the modifications requested by the WVMA to its CUP.

As it is, we neighbors of the WVMA didn't recognize how much more the WVMA would utilize their space at 16769 Farley Road than did the Jehovah's Witnesses when they owned and utilized it. This has meant much more traffic, noise, parking in the neighborhood, and in my case, congregants occasionally walking through my yard.

Extending the association's hours of operation, especially during the month of Ramadan, would obviously, only exacerbate these problems.

I understand that we are dealing with issues of religious freedom here, but this is also a residential neighborhood, whose residents have their own concerns.

Thanks very much,

Brian Thompson

Yahoo Mail: Search, Organize, Conquer

From: Hi Everyone <[redacted]>
Sent: Thursday, November 28, 2024 2:57 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Why should WVMA have extended hours?

Dear Jocelyn,

I am a young college student with a deep attachment to the WVMA mosque & community. I have been coming to WVMA since I was a child.

There is deep fulfillment, peace, and companionship for muslims and non muslims alike. Keeping WVMA at its operational capacity is a net positive for the whole Los Gatos community.

I've seen on more than one occasion, non muslims meeting our community and walking away with a peace in their heart or having their mood uplifted. This is especially true during our dawn/night prayers as well as other community events/activities.

Muslims are community oriented and charitable in nature. By allowing the Los Gatos Muslim community to flourish, you will find the families and neighborhoods tending to one another.

As Muslims in America we are highly respectful and sensitive to people's wishes around us. Our director Lubna is an amazing leader who listens and acts with empathy to our community and the nearby residents.

WVMA helps nurture Muslim youth in a safe environment where they can comfortably and openly learn about and practice their faith.

Our hearts are attached to the community, prayers, and the building. I would love to see WVMA keep its dawn, night, and ramadan prayer hours.

Feel free to reach out to me if you would like to continue this discussion. Sincerely,

Nas

From: Sabrine Griffith <[redacted]>
Sent: Wednesday, November 27, 2024 10:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I support the request of WVMA to modify its conditional use permit to allow the morning prayers, night prayers, and extended use in Ramadan until 11:30pm.

I live in Santa Cruz and drive to attend activities at WVMA on Farley Road. It has been an essential part of my mental and spiritual health especially post-COVID shutdown, and is the key pillar of my social and spiritual community. In my daily life I rarely interact with Muslims, and especially those in my age range - Siraat, WVMAs young professional group, has completely changed that. Through events and lectures, I've been able to connect to my faith more, continue to self improve, and I've made friends I can depend on for years to come. On rough days where I have felt lost and alone, coming to WVMA where there are smiling faces of friends and community has truly felt like an answered prayer. Those who have felt the warmth and kindness of any spiritual community know what an incredible loss it would be not to have that space. For us, the morning/evening prayers, and breaking the fast and praying together during the holy month of Ramadan are core practices of our faith. Losing this safe and welcoming space would be detrimental especially for working young people and families who cannot make it to the mosque during typical daytime hours.

I'd like to thank the planning department and the commission for their consideration. We would greatly appreciate it if WVMA's request for additional use in the morning, night and Ramadan is granted.

Best,

Sabrine Griffith

From: Subul Siddiqui <[redacted]>
Sent: Tuesday, November 26, 2024 9:12 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road - from a Young Professional

Dear Jocelyn,

I was lonely.

I grew up in Campbell, went to Rolling Hills in Los Gatos, graduated from Westmont High, went to Berkeley, graduated in 2019, then came back. I was surrounded by people - school friends, college friends, family friends, work friends, friends I've had my entire life - but I was lonely, and especially so after COVID.

I had started coming to WVMA regularly with my family while in high school (daily in Ramadan, weekly otherwise), and after COVID, I decided to start coming again, this time, by myself, without my family. It was the most profound decision I made in my adult life.

Through WVMA's young professionals' programming (called Siraat), I reconnected with my faith, on my terms, and gained the spiritual fulfillment I was looking for. I also found my community, by fostering meaningful relationships and making lifelong friends with other young professionals in similar stages (and struggles!) of life.

WVMA empowered so many of us young adults to create our own safe space while coming into our own identities. We come together to support each other not just spiritually, but in so many other ways as well.

- *Emotionally*, such as with healing circles, when 2 of our own regulars (young professionals) passed away just months apart earlier this year.
- *Socially*, by facilitating events for to meet like-minded individuals with whom we can grow life-long bonds with.
- *Professionally*, such as through networking while we navigate the challenges of our early careers.
- *Business-wise*, such as how we supported the numerous new local small businesses started by our very own young professional community members, and inspired several more to do the same.
- *Health-wise*, such as through mental and physical health related events.
- *Community-wise*, through volunteering, interfaith events, and other ways of giving back.
- And of course, *spiritually*, as we seek to establish what our religion means to us as we grow into our identities.

And all this is just from WVMA's young professionals group alone - it doesn't include all the programming for children, youth, women, families, seniors, neighbors, and our local Los Gatos community at large.

The community WVMA's young professionals group has built is so strong that some regulars come *weekly* from as far as Richmond, San Francisco, and Gilroy to immerse themselves into the serenity of the City of Los Gatos and WVMA. They make the entire day about it - come early to avoid traffic, drop by a local coffee shop to catch up on work, take a walk along a trail, come to WVMA, then grab dinner from a local joint before heading home. All while dreaming about living in place like this idyllic small town one day.

I would like to thank you and the entire planning department and commission for all the work and service that you do for the community. It's the work that oftentimes goes unnoticed, yet is essential to keep our city such an idyllic one.

I hope you consider and approve WVMA's request for additional morning, night, and Ramadan usage - small requests with such profound impacts on so many people.

As a young professional, the last prayer of the day is actually the only one I am able to pray at WVMA, in congregation, after work. It is the time I am able to reconnect with my space and my community. And during Ramadan, it's after this last prayer (going late, even up to 11:30pm) that I can best focus on my spiritual needs through WVMA programming.
For others, the same is true for the morning prayer as they start the day.

But in the end, just like for so many others, when I'm at WVMA, I'm home.
I'm not lonely. I'm connected.

A local young professional who found her community,

Subul Siddiqui

From: Enes Bayramli <[redacted]>
Sent: Tuesday, November 26, 2024 5:53 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Mr. Shoopman,

I am writing to support the West Valley Muslim Association's (WVMA) request to change its Conditional Use Permit. This change would allow early morning (Fajr) and late evening (Isha) prayers and let the center stay open until 11:30 PM during Ramadan.

The WVMA is an important part of our community. It is not just a place to pray but also a place where people come together, learn, and support one another. The morning and night prayers are very important to us, and being able to gather for them means a lot.

I really love how welcoming and peaceful the WVMA is. It brings people together and helps us feel connected to each other and our faith. It has helped me and many others in so many ways.

I hope you can approve this request so the WVMA can continue to help our community. Thank you

for your time.

Sincerely,

Enes Bayramli

From: Bayann <[redacted]>
Sent: Tuesday, November 26, 2024 1:04 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Cup permit for Los Gatos Islamic center

Dear Jocelyn Shoopman,

My name is Bayann Reynolds, I am a long time member of Los Gatos Islamic Center along with my husband Elijah Reynolds and our three kids, Maryam and Malik and just recently born Yunus.

We love taking the beautiful scenic route from our home on [redacted] to our favorite restaurants in downtown LG. My kids love going to the beautiful library, my daughter Maryam actually learned how to knit there many years ago from one of the after school classes. I have a biking club that rides the all of Vason and we make a loop at the coffee shop near the high school and back. We love this city and all that the city does for our communities, especially the Muslim community here in Los Gatos.

As I'm sure you are aware I am writing to you to urge you to please approve the conditional use permit that our mosque desperately needs to offer our required five daily prayers, as Muslims we have five obligatory prayers that span from before sunrise till after sunset and all prayers are offered in congregation. We are working with our community to make sure the neighborhood rules are respected and followed at these specific times.

We have invested so much in our community it would be a shame if we couldn't operate the most basic use of the space as a place of prayer to all.

As you read through the many emails urging you to help keep our mosque open I want to say we are very grateful to the city council and our neighbors for making us feel welcome and safe.

Thank you for taking the time to read our emails. I trust that you will give it your thoughtful compassionate consideration.

Below, A pic of our son Malik enjoying our spot at Vasona creek :)

Sincerely,

Bayann Reynolds



Sent from my iPhone

From: Hadeer T <[redacted]>
Sent: Tuesday, November 26, 2024 12:40 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: We love WVMA

Dear Ms. Jocelyn Shoopman,

I hope you are well. I am writing to you to express my gratitude for the support and efforts you do to the community of Los Gatos.

We (my family and I) as residents of Los Gatos love WVMA and the work they do.

We visit it on a daily basis and it plays huge positive role in our lives. The programs they do to different age groups including (prayers- lectures- workshops- art and stress relieving activities- study groups - book clubs - arabic and quran classes). The 5 daily prayers on time and the programs WVMA is offering help us have a deeper connection to ourselves, a sense of purpose beyond the material world, while also actively engaging with and contributing positively to the community around us, fostering healthy relationships and a sense of belonging.

We love and respect our community and our neighbors by sharing kindness and smiles, inviting them to WVMA for a meal or a cup of coffee, and by driving carefully, parking legally, and minimizing noise.

We would be happy if you support us further to develop our spiritual and psychological wellbeing more by giving us the ability to perform our Fajr (before Sunrise) and our Isha (during night) prayers on time.

Thank you for understanding and supporting us, Best,

Hadeer Talal

From: M. Restrepo <[redacted]>
Sent: Tuesday, November 26, 2024 11:31 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: West Valley, Muslim Association permit

Hi there,

I am writing as a neighbor to West Valley Muslim Association, to express my strong support for the permit modification request submitted by West Valley Muslim Association. The request to include the celebration of Ramadan and the observance of daily prayers, including the morning and end-of-day prayers.(I did not realize a religious organization had to put in a special permit for parking, but I guess that makes sense. I guess other religious organizations might have to do that let's say for Christmas mass or Easter mass, etc.)

West Valley Muslim Association is a thriving community space, providing invaluable services to an otherwise under-supported segment of our town's population. It serves not only as a place of worship but also as a center for cultural exchange, events, education, and community support. The mosque's presence has enriched our town's diversity and fostered interfaith understanding. And isn't this what the town is wanting to promote inclusivity and diversity?

Ramadan is the most sacred month in the Islamic calendar, and if you are unaware of what it symbolizes to them and are familiar with Lent in the Christian religious calendar, Ramadan is like Lent on steroids. Not trying to be disrespectful, but trying to inform.
WVMA plays a central role in its observance for the Los Gatos Community. As a small town, we are dependent on our local nonprofit organizations to provide support for our community members, and West Valley Muslim Association has being doing so with amazing success. The ability to gather for prayers, especially during the pre-dawn and evening hours, is fundamental to religious practice and the first amendment.

I understand that there were some concerns from a small group of neighbors regarding increased activity, particularly related to traffic and noise. In this town, we deal with a lot of traffic issues, be it beach goers or Christians going to The Festival of Lights or the Christmas parade. We deal with streets getting shut down, rerouting and delays. (While some people will think these are not religious events, they would be mistaken. Christmas has become commercialized, and therefore some people don't equate it with religion. Having depiction of a Saint bearing gifts, is a religious symbol. And while people are celebrating these religious symbols in a commercial way at times streets are shut down and the town supports it.) While WVMA is not looking to shut down any streets, they are just looking to have their congregation be able to pray, I support their efforts.

WVMA has taken steps to better support all their neighbors by:

1. Encouraging carpooling and the use of designated parking areas
2. Implementing a quiet zone policy in the immediate vicinity of the mosque
3. Conducting outreach to their congregation to raise awareness about being respectful of neighbors

We understand that being a town means that we support each other's rights to religion and the traffic it may cause, and by approving this permit modification, the Town would be acknowledging the importance of someone else's religious freedom and be truly inclusive.

This permit would allow WVMA to fully practice their faith while continuing to contribute positively to the town's diverse, vibrant social fabric.

In hope and unity,

Martha Restrepo

From: Danish Shahzad <[redacted]>
Sent: Tuesday, November 26, 2024 11:05 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Ms. Shoopman,

I hope you are doing well.

I am a resident of Cupertino and regularly attend WVMA on Farley Road with my family. For us, 16769 Farley Road is not only a place of worship but also an educational institute grounded in a sense of community, love for others, and collective reflection. It is a safe space for me and my family to thrive and grow spiritually for which we are thankful to not only WVMA administrators but also the town of Los Gatos and our neighbors on Farley Road for their support.

My family and I also appreciate the planning department and the commission for considering modifying the use permit. It is highly recommended in Islam to pray morning and night prayers in congregation, especially in the month of Ramadan and your support in granting WVMA's request can greatly help us fulfil our spiritual obligations. Therefore, we would be grateful if the request for additional use in the morning, night, and Ramadan is granted.

Thanks and best regards,

Danish Shahzad

From: Ayam Nouiouat <[redacted]>
Sent: Monday, November 25, 2024 11:02 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I hope this message finds you well. I am a young professional writing to express my strong support for the request by the West Valley Muslim Association (WVMA) to modify its Conditional Use Permit. I fully support the modification to allow for morning prayers, night prayers, and extended use of the facilities during Ramadan until 11:30 PM.

WVMA has been an incredible blessing to our community. As a member of this community, I can't overstate how much the mosque has meant to me. The WVMA is more than just a place of worship—it is a sanctuary of peace, belonging, and support. It has become a space where we connect with others in our faith, share joyous moments, and find comfort during times of difficulty. The ability to gather weekly for events held specifically for young adults is something I find unique to WVMA. The extended use during Ramadan is essential, not just for prayer, but for the sense of unity and spiritual fulfillment it brings.

In addition to its spiritual and social significance, WVMA has always shown great respect for its surroundings and the neighborhood. The mosque has been a considerate and peaceful neighbor, and we are always mindful of our responsibilities to the community at large. We work to ensure that our activities do not disrupt the neighborhood, and the ability to adjust our hours to accommodate worship during Ramadan is in keeping with our commitment to being good stewards of the community around us.

Religious freedom is a core value in our country, and the ability for all faith communities, including ours, to practice their beliefs freely and without undue restriction is essential. WVMA's request to modify its hours for prayer and worship during the blessed month of Ramadan is a request to continue practicing our faith in a way that is respectful and considerate, and in line with our religious obligations.

I have witnessed firsthand how much WVMA contributes to the vibrancy of our community. From educational programs for our children to programs for young adults to giving back to Bay Area charities to social events that bring community together, WVMA's impact goes beyond just religious observance. It is a place where we celebrate, reflect, and grow together in a safe and supportive environment. The flexibility to extend hours during Ramadan and the opportunity to perform prayers together as a community at all times of day only strengthens the deep connection we share.

Thank you for considering this request. I truly hope that the Planning Department will approve the modification, enabling WVMA to continue serving the community in such a meaningful way. Kindly,

Ayam Nouiouat

From: Zeyad Zaky <[redacted]>
Sent: Monday, November 25, 2024 10:27 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Mr. Shoopman,

I hope you are well, and I wish you a joyous holiday season.

I am writing to express my strongest support for the West Valley Muslim Association's (WVMA) request to modify its conditional use permit to allow for morning prayers, night prayers, and extended use during Ramadan until 11:30 PM at its location on 16769 Farley Road.

I reside merely 6 minutes from WVMA, and it has been a life changing community center for myself. Never in my life have I been this close to a Muslim community space; it has given me a sense of identity, community, and purpose. It is extremely welcoming to people of all backgrounds.

Not only has this space allowed me to grow spiritually, it has introduced me to many great community members. I wanted to stress that some of the strongest spiritual and community connection I have made at the center is in fact at the morning prayers, evening prayers, and of course during the holy month of Ramadan.

Another auxiliary benefit is the space's proximity to Los Gatos and downtown. I have spent much time in the nearby Philz, Willow Street Pizza, Whole Foods, Vasona Park, and Sweet Pea (my mom's favorite crepe restaurant). This space has made Los Gatos hold a dear place in my heart.

I sincerely ask you approve the WVMA use permit, as it will have a great impact upon me and the community at large.

Thank you for your consideration.

Best,

Zeyad Zaky

From: Zain Hussaini <[redacted]>
Sent: Monday, November 25, 2024 6:05 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I live near WVMA in Santa Clara, and I regularly attend activities at WVMA on Farley Road. It's a wonderful community that does a lot to make the Bay Area the welcoming and inclusive place that it is. I've made many of my very dear friends here, and I see firsthand how this space helps build a community of hope and giving back.

The thing that stands out most about WVMA is the feeling of home. It's a place where people feel comfortable coming at any time of the day whenever they need support and to reconnect.

Some of my fondest memories ever are the night time shared meals and prayers in Ramadan. I would highly recommend joining us and seeing the magic. It would be a real shame if we can't have these night prayers any more, and I would feel like a part of the community is lost.

I appreciate your consideration in this matter, thank you.

- Zain

From: Fahad Farooq <[redacted]>
Sent: Monday, November 25, 2024 5:30 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Request to grant WVMA Congregation Hours

Dear Jocelyn,

I hope you are doing well. I live in the Bay Area, CA, and I have been attending WVMA for two years now. It has positively changed my life. The community I have found there is remarkable and commendable, along with the courses, workshops, and the opportunity to pray in congregation. I take full advantage of every opportunity to revive my spirituality through WVMA.

During Ramadan, it is uplifting to pray in congregation, as it provides strength from fellow members to complete the entire month of fasting. I would like to thank the planning department and the commission for their consideration. I would greatly appreciate it if WVMA's request for additional use in the morning, evening, and during Ramadan is granted.

Best regards,

Fahad Farooq

From: Anas Syed <[redacted]>
Sent: Monday, November 25, 2024 12:33 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I hope this email finds you well as you prepare for thanksgiving, and a season of family and community.

I'm a young professional living in Sunnyvale and value the activities hosted by WVMA on Farley road. WVMA has become central to my spiritual journey and has been an avenue for me to foster close relationships with others; I've met countless new friends here, developed business connections, mentored students through college and job applications, and learned a plethora of life lessons here. One of my favorite activities is being able to attend the early morning prayers and ramadan prayers in congregation. This is spiritually uplifting; providing an excellent opportunity for us to push one another to be better humans and do more good in the world.

WVMA's strong programming and investment in people was one of the biggest factors in influencing where I live. As WVMA has bloomed into a community center, it has made me want to see the town of Los Gatos also flourish with a rich culture that's unique to the area. WVMA has such a positive impact on anyone who attends their programming–I strongly urge the planning commission to adjust WVMA's conditional use permit to allow for the morning and nightly prayers as well as extended use in Ramadan until 11:30 PM.

Sincerely,

Anas Syed

From: Musab Kemal Harun <[redacted]>
Sent: Monday, November 25, 2024 12:01 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I live near WVMA Campbell and regularly attend activities at WVMA on Farley Road. It's a wonderful space where I enjoy special occasions and connect with the community.

I want to thank the planning department and the commission for considering WVMA's request. I would greatly appreciate it if the request for additional use in the morning, night, and during Ramadan is granted, as it would allow even more opportunities for community engagement. Thank you for your time and support Sincerely,

Musab Harun

From: Nebat Ali <[redacted]>
Sent: Monday, November 25, 2024 11:33 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I hope you are doing well. I'm writing to you in support of WVMA's request to modify its current permit. As a young professional here in the Bay Area, there are very few places that have built community for my demographic like WVMA. Congregational prayers in the mosque are central to our faith and the programming provided during one of the most important times of the year, Ramadan, is central to my experience and in feeling like I have community. I have found close friends and met so many like- minded individuals that care about community, learning about our faith, and helping those in need through WVMA. I implore you to consider WVMAs request and thank you for all that you've done for our community.

Best,

Nebat Ali

From: E M <[redacted]>
Sent: Monday, November 25, 2024 11:08 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

My name's Elsherif, I'm a young professional who enjoys coming to WVMA on daily basis. Praying in the mosque is an integral part of my Muslim faith and WVMA was literally the very first mosque I prayed in when I moved to California and I've been frequenting it ever since. I have not felt this warm sense of community and belonging anywhere else, especially during the holy month of Ramadan. My wife and I decided to pay higher rent just to be close to WVMA and be able to have access to it on daily basis. Coming to Isha and Fajr prayers are the highlights of my day before and after a long day at work.

The community at WVMA is one of the most welcoming communities I've ever been part of in all the four states I lived in and I'm very grateful for that. Thanks to this community I've had the chance to volunteer to help plan and run robotics bootcamp for 6th-12th graders for two summers. With this community I've been able to make life long supportive friends in a time where I needed it the most. At WVMA I was able to express my love for the community with food during Fajr and Coffee on Saturdays during which we would perform our morning prayer (Fajr) and share a breakfast meal and (Coffee) as a community.

At WVMA I was able to practice my faith with no fear, shame or judgement and I'm deeply grateful for that.

I would like to thank the planning department and the commission for their consideration. I would truly appreciate it if WVMA's request for additional use in the morning, night and Ramadan is granted.

Thank you,

Elsherif Mahmoud

From: Leslie McAlavey <[redacted]>
Sent: Monday, November 25, 2024 11:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: West Valley Muslim Association

Dear Ms. Shoopman and the Town of Los Gatos Planning Commission,

I am writing today to voice my enthusiastic support of the Los Gatos Planning Commission granting the West Valley Muslim Association a modification to their conditional use permit to include time for morning and late night prayers.

Although I am not part of the Muslim community, I have so much admiration and respect for the people practicing the Muslim faith. In my experience, they exemplify the pillars of all strong communities: fellowship, connection, altruism and unimpeachable ethics.

It is my hope, as a resident of the town of Los Gatos, that we continue to ensure places like the WVMA are accessible and available to support the inclusivity and diversity we all deserve. Thank you for your time.

Leslie McAlavey

[redacted] Los Gatos, CA 95032

From: Negad Zaky <[redacted]>
Sent: Monday, November 25, 2024 9:14 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Greetings Honorable Mr. Shoopman,

I hope this email finds you and your loved ones in great health and spirits as we approach the holiday season.

My name is Negad. I am a husband, father, brother, son, prosecutor, and local resident with a deep commitment to the success of Los Gatos--particularly the neighborhood along Farley Road.

I write you to humbly request your consideration of a small yet meaningful modification to WVMA's use permit.

As you know, WVMA is a religious community space serving the local Muslim community. It hosts many social events, but also serves core religious functions considered sacred and essential to a full practice of the faith. These core functions include five (5) daily prayers (prescribed at specific times of the day) and, during one lunar month of the year, 29-30 days of "late night" prayer worship, which effectively requires congregational access to WVMA until 11:30 pm each night for those 29-30 nights.

These core functions supersede most priorities for the community at large and are therefore a major priority when organizing and operating the space at WVMA.

My humble request is for you and your office to generously allow the space to operate as early as 5 a.m., daily, and as late as 11:30 p.m. once a year (annually) for those 29-30 days in the year that prayer is prescribed in congregation in the evenings.

I am not a board member or official spokesperson for WVMA, but I can confidently assert that the WVMA board and spokesmen consistently reiterate the need to respect the character of the surrounding neighborhood by minding noise levels, posted signs, and otherwise respecting neighbors. I am confident that WVMA would respectfully and thoughtfully implement any modified conditional use permit and that the congregants would be thankful and respectful, too.

I can't emphasize enough how much this space means to me, my wife, my two baby boys, their cousins, my parents, and countless young families who meet and socialize there regularly. We conceive of ourselves as stewards of the space and want only the best for WVMA and the surrounding neighborhood.

Thank you for your thoughtful consideration, Negad A. Zaky

From: Ulia Zaman <[redacted]>
Sent: Sunday, November 24, 2024 11:54 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: West Valley Muslim Association

Hello Jocelyn,

My name is Ulia Zaman. I am a new member of the West Valley Muslim Association (WVMA). I moved to this area in September to pursue my PhD in Computer Science. I am excited to participate in the community at WVMA.

I am writing to request your assistance in allowing WVMA to adjust their hours of operation so that the community can pray the early morning (Fajr) and evening (Isha) prayers together. Additionally, I would appreciate it if we could get approval to have special hours of operation in place for the holy month of Ramadan. I am looking forward to attending the prayers and events at WVMA during Ramadan. I would greatly appreciate your understanding and assistance in this matter.

Thank you for your time! Best,

Ulia Zaman

From: Chakib Khemici <[redacted]>
Sent: Sunday, November 24, 2024 10:49 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd

Dear Jocelyn,

I hope this letter finds you well. I am writing to express my heartfelt support for the West Valley Muslim Association (WVMA) and its request to modify its conditional use permit to allow morning prayers, night prayers, and use during Ramadan until 11:30 PM.

Having waited over 35 years for a mosque in Los Gatos, WVMA feels like a dream finally realized. It has become more than just a place of worship for me—it is my sanctuary, a source of spiritual renewal that inspires me to give back to our community. Through WVMA, I have found purpose as a volunteer, striving to be a good neighbor and an active participant in making Los Gatos the vibrant, welcoming town we all cherish.

Los Gatos holds an irreplaceable place in my heart. It is where my children grew up and where my family has built countless cherished memories. My kids enjoyed hours at the old library, learned to swim at Los Gatos High during summers, and later became swim instructors at the Los Gatos Swim and Racquet Club. My son proudly worked at Sportissimo near Kings Plaza, a beloved business whose closure hasn't dulled our fondness for the friendships formed there—we still greet the owner warmly at Courtside.

As a family, we've built lasting connections through Los Gatos United soccer and youth baseball. Walking through town, I often meet old friends or reconnect with my children's friends who now work in local stores. This town has shaped our lives in ways that are hard to put into words. I also contributed as a volunteer at Carlton Elementary, stepping in as a technical support engineer when the school lost funding for its media center. These experiences make it impossible to imagine calling anywhere else home.

The addition of WVMA has deepened my connection to this town even further. It's not only a place of worship but also a hub that fosters a sense of belonging and community. The mosque's programs and services have brought together people from diverse backgrounds, united by shared values of kindness, compassion, and service. By permitting WVMA to extend its hours for morning and night prayers and Ramadan observances, you would enable many of us to practice our faith fully while continuing to contribute positively to the Los Gatos community.

I understand your time is valuable, and I could share countless stories about the impact Los Gatos and WVMA have had on my life. Instead, I'll end with a heartfelt plea for your support. Granting this request would mean the world to my family and me, as well as to so many others who deeply value their connection to this wonderful town.

Thank you for your consideration and understanding. Together, let's continue building an inclusive and welcoming Los Gatos for all its residents.

Warm regards, CK

From: Ashraf Dawood <[redacted]>
Sent: Sunday, November 24, 2024 9:57 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: Ashraf <[redacted]>
Subject: WVMA 16769 Farley Road

Dear Ms. Jocelyn,

I am writing to express my support for the West Valley Muslim Association (WVMA), located at 16769 Farley Road in Los Gatos, CA.

As a resident of the West Valley-Cupertino area, I frequently attend programs and special events at WVMA's Los Gatos campus, including family nights and Ramadan programs. These events provide a vital service to the community, fostering family bonds, promoting positive values, and helping to guide our children away from harmful influences such as drugs, gangs, and alcohol. Whenever I travel to the Farley Road campus, I make a conscious effort to drive cautiously, reducing my speed to around 20 miles per hour—below the residential speed limit of 25 miles per hour—for the safety of the neighborhood residents. I know many others in the community who do the same. I sincerely appreciate the Los Gatos City Council and Planning Commission's time and consideration of this matter. I respectfully request that the WVMA be granted the conditional use permit to continue hosting its family-friendly Ramadan and daily morning and evening programs.

Thank you for your attention and support. Sincerely,

Ashraf Dawood Cupertino, CA November 24, 2024

From: Riaz Khaja [redacted]
Sent: Sunday, November 24, 2024 9:56 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I live near WVMA in Cupertino and regularly attend activities at WVMA on Farley Road along with my family. The services offered by WVMA allows me and my family to connect with other families and also fulfill my obligation for mandatory prayers in congregation. My family loves this place and always looks forward to the activities offered by WVMA.

My family and I thank the planning department and the commission for their consideration. We would appreciate it if WVMA's request for additional use in the morning, night and Ramadn is granted.

--
Riaz Khaja

From: Hadiya Aziz <[redacted]>
Sent: Sunday, November 24, 2024 9:51 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject:

Dear Jocelyn

My name is Hadiya Aziz and I work in Los Gatos. I moved here from Santa Clara with my family 10 years ago. I was brought to this area to be closer to a deaf/hard of hearing inclusion school for my daughter. I was able to find a lot of diversity and support with our deaf peers and families. But we left the major Muslim place of worship in Santa Clara to be here so I was really concerned about my kids' connection to our faith.

As WVMA has started running a mosque in Los Gatos, me and my family were able to go to the center more often and it strengthened my children's Muslim identity (which is not always easy). A lot of our communities and connections suffered in a post pandemic world. Being Muslim, having community is a central part of our faith. While we pray 5 times a day, we are required to have a communal prayer weekly.

I want to thank the planning department and the commission for all their hard work. I would love to have WVMA's request for additional use in the morning, night and Ramadan granted.

Thank you, Hadiya Aziz

From: Amanda Flowers [redacted]
Sent: Sunday, November 24, 2024 8:15 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA Permit Support

Hi there,

I am writing as a community member to express my strong support for the permit modification request submitted by West Valley Muslim Association to include the celebration of Ramadan and the observance of daily prayers, including the morning and end-of-day prayers.

West Valley Muslim Association is a thriving community space, providing invaluable services to an otherwise under-supported segment of our town's population. It serves not only as a place of worship but also as a center for cultural exchange, events, education, and community support. The mosque's presence has enriched our town's diversity and fostered interfaith understanding.

As I am sure you know, Ramadan is the most sacred month in the Islamic calendar, and WVMA plays a central role in its observance for the Los Gatos Community. As a small town, I know we are dependent on our local nonprofit organizations to provide support for our community members, and West Valley Muslim Association has being doing so with amazing success. The ability to gather for prayers, especially during the pre-dawn and evening hours, is fundamental to religious practice and the first amendment.

I understand that there were some concerns from a small group of neighbors regarding increased activity, particularly related to traffic and noise. I know that WVMA has taken steps to better support all their neighbors by:

1. Encouraging carpooling and the use of designated parking areas
2. Implementing a quiet zone policy in the immediate vicinity of the mosque
3. Conducting outreach to their congregation to raise awareness about being respectful of neighbors

These steps are more than enough for me and most of the neighborhood. We understand that being a town means that we support each others rights to religion and by approving this permit modification, the Town would be acknowledging the importance of religious freedom and inclusivity in our community. This permit would allow WVMA to fully practice their faith while continuing to contribute positively to the town’s vibrant social fabric.

Thank you for your time, Amanda Flowers

From: ashiqur rahaman <[redacted]>
Sent: Sunday, November 24, 2024 7:05 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

This is Ashikur Rahman. I am neighbor of WVMA's facility on Farley Road. I live in Cupertino and I attend activities at WVMA on Farley Road. WVMA is a safe space for me and our children to be themselves, and not be bullied, and not called names in school. The classes offered are enlightening and make me a better person and human being, Prayers in a Mosque are highly recommended, and I try to pray in congregation whenever possible, Ramadan is a time for reflection and prayers and it is important for me to pray in congregation. Something very special you feel about WVMA.

I want to thank the planning department and the commission for their consideration. I would appreciate it if WVMA's request for additional use in the morning, night and Ramadan is granted.

Sincerely, Ashikur Rahman

Sent from Yahoo Mail for iPhone

From: Mohib Ali <[redacted]>
Sent: Sunday, November 24, 2024 4:51 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road - Letter of Support

Dear Jocelyn,

I hope you are doing well. My name is Mohib Ali, and I am writing to express my wholehearted support for the West Valley Muslim Association (WVMA) and their request to modify the Conditional Use Permit for their facility on Farley Road. Specifically, I support their request to allow for morning prayers, evening prayers, and extended use during Ramadan until 11:30 PM. I believe that granting this modification is essential to ensure the continued spiritual growth and well-being of the community.

I have been attending services and activities at WVMA for several years, and it has become an indispensable part of my life. What I love most about WVMA is the sense of belonging and peace it provides. It's not just a mosque—it's a place where people from all walks of life can come together in prayer, reflection, and support. The community here feels like family, and it's a space where I can deepen my faith, connect with friends, and find solace in moments of quiet prayer. WVMA is truly a place where I can connect with my faith and experience a sense of peace in the company of others who share my values.

The ability to gather for morning and evening prayers, especially during the holy month of Ramadan, is essential for our spiritual well-being. These prayers are a vital part of our faith, and being able to pray in a congregation makes a profound difference in how we experience both our faith and community. I sincerely hope that you will approve the request for extended use during Ramadan, as it will allow us to observe our religious practices fully and meaningfully.

Additionally, I would like to take a moment to express my appreciation for the town of Los Gatos. It is a community that values diversity and inclusion, and WVMA is a key part of what makes Los Gatos such a special place. I am grateful to live in a town that is welcoming to people of all faiths and backgrounds. The town's commitment to fostering mutual respect and understanding is truly commendable.

I sincerely thank you and the planning department for considering this request. I would greatly appreciate it if WVMA's request for additional use during the morning, evening, and Ramadan hours is granted. Your support would mean so much to me, and I am grateful for the work you and your colleagues do to make Los Gatos a welcoming and inclusive place for all.
Thank you for your time and attention. Best regards,

Mohib Ali

From: Taha Rafiq [redacted]
Sent: Sunday, November 24, 2024 3:06 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Support for modification of conditional use permit for WVMA

Hi Jocelyn,

I wanted to send a quick email in support of WVMA's conditional use permit modification for use in morning and night prayers, and extended use in Ramadan.

WVMA is a second home for me, my kids and many Muslims in the Los Gatos and South Bay community. The mosque offers a welcoming environment for everyone and is a beacon of inclusivity.

It would be truly sad to see the operation of the facility limited as morning and evening times are often when folks are available (e.g. outside of business hours).

Thanks,

Taha and family

From: Syed Husaini <[redacted]>
Sent: Sunday, November 24, 2024 9:24 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

As a Stanford campus resident, I, along with many families and students, rely on the WVMA community center as a vital hub for our region.

Ramadan is a sacred time of reflection and prayer, and communal worship is essential to our spiritual practice. The WVMA's central location makes it an ideal gathering place for our community.

We express our sincere gratitude to the planning department and commission for their consideration.

We kindly request approval for the WVMA's application to extend its hours of use during mornings, evenings, and the holy month of Ramadan.

Sincerely, Syed Husaini

From: Talal Khan <[redacted]>
Sent: Sunday, November 24, 2024 8:21 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA permissions - WVMA 16769 Farley Road

Dear Jocelyn,

Hope you are well. I'm writing to express support for WVMA's request to allow morning, night prayers and usage till 11:30 in Ramadan.

I live in Willow Glen and drive over to use the facility, and find it a great spot to meet community. I currently rent, but because of the facility I'd consider buying in its area to be closer to it. This helps improve the community's appeal to a large subset of the population and also brings economic activity.

I understand that these activities can be disruptive to the neighborhood. If there are specific concerns we could address, please let us know.

Regards Talal

From: Rukiya Dirir <[redacted]>
Sent: Sunday, November 24, 2024 12:31 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I live near WVMA in West San Jose. Ramadan is a time for reflection and prayers and it is important for me to pray in congregation. We would appreciate it if WVMA's request for additional use in the morning, night and Ramadan is granted.

Sincerely, Rukiya Dirir.

From: Khalil Sarwari <[redacted]>
Sent: Saturday, November 23, 2024 9:59 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I hope this email finds you well.

I am a young professional who lives close to WVMA on Farley Road, and regularly attends its programming.

WVMA is a hub for the community - it offers me programs that not only are educational and thought- provoking, but also an opportunity to connect with my fellow community members. In this day and age especially, having a place like WVMA is invaluable. It serves as a sanctuary for personal growth, cultural enrichment, and meaningful connections. The sense of belonging it fosters and the diverse perspectives it brings together make it a cornerstone of our community. I am grateful for its presence and the impact it has on my life and the lives of those around me.

I am writing in support of the request of WVMA to modify its conditional use permit to allow the morning prayers, night prayers, and extended use in Ramadan until 11:30 PM. These prayers are a central part of our faith, and it is highly encouraged to pray in congregation. The size of the congregation and timings are not unmanageable in my opinion; the challenges of location and environment are unique, but the community is ready to take the measures necessary to ensure a positive outcome from this modification.

I would like to thank you, the planning department, and the commission for your consideration.
We would be very grateful if WVMA's request for additional use in the morning, night and Ramadan was approved.

Sincerely,

Khalil Sarwari
[redacted]

From: Zaak Jonah <[redacted]>
Sent: Saturday, November 23, 2024 9:36 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Re: 16769 Farley Rd.

Greetings!

I wanted to write this note in support of the modification of the conditional use permit for West Valley Muslim Association's Los Gatos campus on Farley Road. The request is in regards to allowing use of the facility for the morning and night prayers (which, depending on the season, can be before 8a and around 10p, respectively), as well as special extended hours usage during the month of fasting (Ramadan).

We have been residents of Los Gatos for over 10 years, and have been thrilled to have a spiritual community to call home at WVMA. WVMA has added a richness and robustness to our day-to-day lives here that cannot be measured. We believe it has also added to the diversity and special fabric of this town. The WVMA board, and its members, have been very cognizant of our location on a largely residential street; the community has made every effort to be respectful of our neighbors, and to ensure minimal disruption to their day-to-day lives.

We hope that this request can be accommodated to allow WVMA to serve the full needs of the local community.

Warm Regards, Zaak Y.
Resident, [redacted]

From: Safa Yoonas [redacted]
Sent: Saturday, November 23, 2024 9:14 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Ms. Shoopman,

My name is Safa and I am 13 years old. I play competitive soccer through LGU and am on the U11 Girls team. I am also a Cadette in Girl Scouts and am in leadership at my school. Some of my favorite places to hang out in Los Gatos are the farmers market, Creekside Sports Complex, and WVMA. All of these places are special to me because they make me feel included and connected to the community. I want to show my support for allowing morning, night and Ramadan prayers until 11:30 PM. Being at WVMA enables me to connect with my friends while getting stronger in my faith.

Thank you for reading my email.

Safa Yoonas
[redacted]
Los Gatos, CA 95032

From: Asma G <[redacted]>
Sent: Saturday, November 23, 2024 8:55 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Ms. Shoopman and the Town of Los Gatos Planning Commission,

I hope this letter finds you well. I was born and raised in the Bay Area and moved to Los Gatos in November of 2012. My husband and I quickly fell in love with the Los Gatos community and all it has to offer. We chose to purchase a home and raise our family (Ayoub - 16 year old son, Safa - 14 year old daughter, Ibrahim - 6 year old son) here and for the last 12 years we have thoroughly enjoyed being a part of the Los Gatos community. Some of the places we have enjoyed spending time at over the years are the many parks, the Los Gatos Farmers Market, hiking Los Gatos creek trail, Creekside sports park where we spend many hours watching out kids compete or practice competitive soccer through Los Gatos United, Los Gatos Parents Nursery School, Los Gatos Library, NUMU, the many restaurants and shops in downtown (especially Los Gatos cafe, Willow Street Pizza, She She Boutique and Great Bear Coffee). We want to thank you for your work and the continued work of the Commission for creating a community that has such beautiful outdoor spaces, a walkable downtown but most importantly is full of inviting people who embody warmth and understanding. This supportive community of people is what has encouraged me to serve on school boards, as a soccer coach for 7 years and pursue my masters of education to serve the Los Gatos community as an educator.

Although all of these amazing things were part of the Los Gatos community for us from day one, we were acutely aware that Los Gatos was lacking a religious space in which we could practice our religion and deepen our spirituality. We felt elated when West Valley Muslim Association (WVMA), purchased a space at 16769 Farley Rd. Some of the activities that my family enjoys and benefits from are the daily prayers services, Sunday school, art classes, Eid celebrations, community service projects, Ramadan prayers and as my daughter just added hanging out with friends. WVMA not only established a mosque for us to perform our daily prayers, but also established a community center and cultural hub that represents a diverse population. WVMA is a place where we can bring our children and ourselves to connect with others from our faith, teach our children the values of faith, and deepen our spiritually.

I am writing to express my family support for WVMA's request to modify its conditional use permit to allow morning and night prayers to be held at the mosque and to extend use during Ramadan until 11:30 PM. These prayers, particularly during Ramadan, provide a sense of connection, peace and renewal that cannot be replaced.

WVMA has quickly become part of the fabric of the Los Gatos community as it fosters diversity and inclusion. Thank you for continuing to work with us in allowing us to use this space in such a meaningful way. We appreciate all of the work that you do.

With warmth and gratitude, Asma Ghori,
[redacted] Los Gatos, CA 95032

From: Fouzia Babar <[redacted]>
Sent: Saturday, November 23, 2024 8:25 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Good evening Ms. Shoopman and the Town of Los Gatos Planning Division,

By way of introduction, my name is Fouzia Babar, and I am writing to you regarding the Conditional Use Permit Application for the West Valley Muslim Association (WVMA). I recently relocated to the Willow Glenn area, but I lived with my husband and two sons in Los Gatos for 8 wonderful years. Both of my sons attended Daves Avenue and St Mary of the Immaculate Conception School for elementary and middle school.

I want to start by thanking you and the entire Town Council for the wonderful work you do. It is no doubt that Los Gatos is known as one of California's safest, most beautiful, and welcoming communities. I am still in Los Gatos every day, and one of my favorite aspects of living in the Bay Area is bumping into friends, fellow parents, soccer moms, and neighbors, every time I run an errand! Los Gatos has an absolute "small-town" charm that is simply magical in the hustle of Silicon Valley. Every year, my family looks forward to taking part in Los Gatos traditions with our neighbors and friends - the Fantasy of Lights, hot chocolate on the Holiday Trolley, Trick-or-Treating on Tait Ave, Jones Trail morning Hikes, the St. Mary's Country Fair, Jazz on the Plaz, and a flat white at Manresa Bread. We know you help make those traditions a reality for us, so thank you.

Another beautiful aspect of being a part of the Los Gatos Community for us, is the West Valley Muslim Association, our mosque, and our second home. WVMA is so much more than just a place where we congregate for weekly service. As Muslims, we are required to pray five times a day, with great emphasis on praying together in congregation. In the month of Ramadan, we also gather to break our fasts together, share meals with those in need, and at night we pray together. WVMA is a place where seniors, adults, and children of every age come together to break bread, and it is something we ***love*** to do. Our kids wake up before dawn on Saturday mornings, just to meet their friends and play (in pajamas!) at morning prayer *at the mosque*; we spend downtime between school, soccer at Creekside, and dinner *at the mosque*, and after dinners in downtown LG we pray together *at the mosque*. It is a wonderfully unique environment. Just last week, the kids at WVMA gathered to make 40 blankets for the Santa Clara Valley Medical Center pediatric department for donation. Our community fits so well in the town of Los Gatos, because we are full of compassion, we are welcoming, and we foster a sense of togetherness that only adds to the rich culture of this Town.

By allowing our congregants to hold required morning, night, and Ramadan prayers (until 11:30PM) at WVMA, the Town of Los Gatos will directly help sustain our vibrant community. One of the Town's motto's is 'Community Stewardship,' an idea which embodies inclusivity, empowerment, and well-being of community-based organizations. As the only religious center for Muslims of Los Gatos and surrounding neighborhoods, we deeply rely on WVMA and your administrative team to work collectively to extend the use hours and allow people of all faiths to thrive, grow, and contribute back to the greater community.

Thank you so much for your time and I wish you a Happy Thanksgiving,

Fouzia Babar
(former addresses - [redacted] and [redacted])

From: Erik Swanson <[redacted]>
Sent: Saturday, November 23, 2024 7:56 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Support for the WVMA cup

Hello Los Gatos City Council,

God's peace be with you all. My name is Rev. Erik Swanson, and I want to highly commend to you the faithful congregation of the West Valley Muslim Association. I have gotten to know their community through my time as the Chair of the Saratoga Ministerial Association and have attended quite a few gatherings in the warmth of their community. I have joined them in prayer, I have broken fast with them during their holy days, and I have worked with them for justice in the larger community. I know how difficult it can be to find a footing in the communities surrounding houses of worship as we work to find a voice in this world, and I am also confident that their community has a voice that will continue to make Los Gatos and the Santa Clara County a better and more healthy place. I am concerned for their voice as I have heard some neighbors are speaking out against them. When I have attended services there, I have found them to always be respectful and cognizant of their neighbors. I know that they have done their work to reach out to those around them to do their part in building relationships in Los Gatos. I also know how important it is for a faith community to continue its rituals of prayers and community support and service. They hold us together. They keep us grounded and give us hope even when the world around us seems to be headed in a dark direction. I know that these gatherings don't always happen at the most convenient times for those around them, and yet they remain incredibly important to a faith community. With all of this in mind, I sincerely encourage you to support the WVMA by approving the modifications in their Conditional Use Permit to allow for morning prayers, night prayers and use in Ramadan until 11:30p I know these lie at the heart of their community life. If you have any questions, please don't hesitate to contact me. Please help to care for my friends and colleagues there.

I remain faithfully yours, Erik
--
Rev. Erik Swanson
Westhope Presbyterian Church, Pastor
Follow us on Instagram at Westhope_Presbyterian

I refuse to accept the view that [humankind] is so tragically bound to the starless midnight of racism and war that the bright daybreak of peace and [siblinghood] can never become a reality. I believe that unarmed truth and unconditional love will have the final word.
(Rev. Dr. Martin Luther King, Jr.)

From: Fayaz R <[redacted]>
Sent: Saturday, November 23, 2024 5:41 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

Dear Jocelyn,

I hope this email finds you well.

I am writing to express my strong support for the renewal of the use permit for the West Valley Muslim Association (WVMA). WVMA has been an integral part of our community, fostering inclusivity, understanding, and connection among people of diverse backgrounds.

I believe the modification of the use permit to allow for prayers during the early and late parts of the day, as well as the observance of Ramadan, is essential for ensuring the continued spiritual and cultural vibrancy of our community. These practices are not only central to the faith of many WVMA members but also reflect the values of diversity and respect that make Los Gatos such a special place to live and work.

Personally, I have greatly appreciated the positive impact WVMA has on our community. Their commitment to service and creating a welcoming environment for all has been inspiring. I hope the Town of Los Gatos will continue to support their efforts through this permit renewal.

Thank you for your consideration and for the work you and your colleagues do for our town. Please don't hesitate to reach out if you need any additional information.

Best regards,

Fayaz Rafiqzad

From: Juweria Khan Vora <[redacted]>
Sent: Saturday, November 23, 2024 3:35 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Please help our mosque

Dear Mrs. Shoopman and the Town of Los Gatos Planning Commission,

I'm a 9 year old resident of Cambrian Park. I'm writing to tell you that WVMA is a magical place. I've met 89% of all my friends there. I have been going to WVMA since I was about 4-5 years old, and I have a LOT of memories there. I also feel really safe there too. It's like my second home. I love WVMA.

Ramadan and our morning & evening prayers are really special to us. For Ramadan, we have special prayers, and fun for kids of all ages. We get to see our friends there. There are so many kids there, and they get sad when they can't see their friends.

And our prayers are better for us because they make us better people. WVMA is sooo close to my family's house. It's the best.

So please Mrs. Shoopman. Please let us keep our WVMA traditions. Sincerely,

Radia Vora

From: Juweria Khan Vora <[redacted]>
Sent: Saturday, November 23, 2024 3:32 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Please support your local Muslim community

Dear Senior Planner Shoopman and the Town of Los Gatos Planning Commission,

Thank you for keeping the town of Los Gatos a clean, safe, and welcoming city for everyone. I am a resident of Cambrian Park where I reside with my husband and children.

We are blessed to have the West Valley Muslim Association close to our home. To be able to have a community center and mosque all in one is a huge deal for the Muslim community. We have been attending regular prayers and services at the mosque since the location on Farley Avenue was purchased. Over the years, the community that attends the WVMA has grown and flourished. This is due to the amazing programs it has provided for our community at large, including all age groups. My children consider WVMA their second home, where they feel comfortable, recognized, and can meet with other children their age. This has been crucial in developing their identity as proud American Muslims. Not only this, but we have continuously given our time to charitable causes that benefit other communities, such as a backpack project where backpacks were donated to underserved children in our community, or packing lunches for the homeless living within our own city of San Jose. Further, as you may have noticed, the property of WVMA has been continuously beautified since it was purchased, with additions of lovely plants to the landscape and the building and paving of small portions at a time so that it can be appealing and fit the standards of an already beautiful neighborhood.

That being said, the five daily prayers are an integral aspect of our spiritual well being. Having a place to come to pray and bond with fellow Muslims at these times is invaluable. Especially during the holy month of Ramadan, the community comes together in worship and service to the greater community, engaging in special prayers and service projects that also aim to help out our neighbors. These situations may call for very early/later stays at the WVMA. However, we have always been mindful of the neighboring community, their privacy and peace of mind, and will always continue to do so. It is understandable for neighbors to be concerned about these things as they have so warmly welcomed us to their neighborhood. However, as practicing Muslims, we are taught to take care of our neighbors, and love them as we would love ourselves, and I truly feel that we have tried our best in staying true to this.

Thank you for everything you do. Please support the request of WVMA to modify its conditional use permit to allow the morning and night prayers, and use in Ramadan till 11:30 PM.

Sincerely, Juweria Vora

From: Monzer Aldimassi <[redacted]>
Sent: Saturday, November 23, 2024 2:27 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Dear Ms. Shoopman,

I hope this message finds you well. My name is Monzer Aldimassi, and I am a resident of Campbell. I am writing to express my strong support for the West Valley Muslim Association (WVMA) and its request to modify its Conditional Use Permit to allow for morning prayers (Fajr), evening prayers (Isha), and extended use during Ramadan until 11:30 PM.

My family and I have been regular attendees at WVMA, and we truly cherish the peaceful, welcoming space it provides. We come to pray our daily obligatory prayers, and it is a place where my children, especially my 8-year-old daughter, feel safe to pray, socialize, and play. She eagerly looks forward to coming to the mosque every weekend, and we are grateful for the sense of community and belonging that WVMA fosters.

The opportunity to gather for prayers during the early mornings and late evenings, as well as during the holy month of Ramadan, is essential to our spiritual well-being. The mosque's programs and activities have brought us closer to our faith and have created a deep connection with others in the community. We are confident that granting this request will only serve to further strengthen the bonds within our community.

I kindly ask that you support this request for modification, as the proposed changes will allow WVMA to continue being a place of worship, reflection, and growth for all of us. We deeply appreciate your consideration of this matter, and we sincerely hope that the necessary approval is granted.

Thank you for your time and support. Warm regards,

Monzer Aldimassi Campbell Resident

Sent from my iPhone

From: Naiema Din <[redacted]>
Sent: Saturday, November 23, 2024 1:54 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Jocelyn Shoopman and the Town of Los Gatos Planning Commission,

Thank you very much for your work and the continued work of the Commission for creating a wonderful city for our families to work and visit and spend time in. We love visiting downtown Los Gatos and the beauty and life that it has.

I am also one of the business owners of the Kenz Coffee Bar on Leigh Ave. We have been honored to be a part of the vibrant Los Gatos community and to provide space for the local neighbors to meet and hang out in, while getting a delicious cup of coffee. :)

My husband, my 14 year old son and 8 year old son are also long-time congregations member at West Valley Muslim Association (WVMA), which has a mosque at 16769 Farley Rd. I'm writing to ask that the planning committee support the request by WVMA to modify its conditional use permit to allow the morning prayers, night prayers, and daily use in Ramadan till 11:30 PM.

My family and I spend almost every weekend at WVMA in Los Gatos, as well as many days during the week. It has been a cornerstone for our family and we have learned and have grown so much from our time spent there. The community is welcoming and our friendships and relationships are deep. The WVMA is also a cultural hub for our community. I myself have lead improv and acting classes at the mosque, and we have put on two children's theater productions at the center! We learn and practice our faith at the mosque in a way that is holistic, meaningful and fulfilling. Part of our faith requires that we have congregational prayer together at sunrise and at night at our mosque. I understand that these two prayers do fall outside the hours listed on the current CUP with the town. We ask that the city considers the importance of what we are requesting, according to our faith requirements.

We are so thankful for the Los Gatos Town planning committee to continue to work with us in allowing us to use this space in such a meaningful way. We appreciate all of the work that you do and continue to do with our mosque, and even with our coffee bar on Leigh Ave. Thank you!

Naiema Din

From: Ahmad Subeh <[redacted]>
Sent: Saturday, November 23, 2024 1:13 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd. Importance: High

Dear Ms. Shoopman,

I am writing to support the West Valley Muslim Association's request to modify its conditional use permit to allow morning and night prayers and use in Ramadan until 11:30 PM. I am a local attendee for WVMA's daily events (such as prayers, community dinners, and other forms of congregation). It would be horrible if the city did not permit us to attend WVMA during the morning and night each day. Every time I go to any event at WVMA, I witness the unity of the people of Los Gatos, which is what makes many people appreciate coming to WVMA.

Please consider allowing our mosque in the city of Los Gatos to hold early morning and late night events.

Thank you,

Ahmad Subeh

From: Zahra Kassam <[redacted]>
Sent: Saturday, November 23, 2024 12:43 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd

Dear Senior Planner Shoopman,

My family moved to Los Gatos in August 2023 in order to live near the WVMA. We purchased a home on [redacted] where we plan to live after renovating. We currently rent a home on [redacted]. The WVMA is a very special place that offers a tremendous service to the community.

Before living in Los Gatos, we lived in Oakland and Half Moon Bay. In Oakland, our son Musa, who was 7 years old at the time, was bullied at school for being Muslim. The situation got so bad that his mental health suffered severely and we ended up moving to Half Moon Bay for a complete change. Living by the beach was lovely but there was no mosque in the area so we had nowhere to go for prayers and celebrations. We wanted our children to grow up with community and we began researching all of our options in the Bay Area. When we found the WVMA, we found our home. We have no extended family in the Bay Area but it honestly feels like we now have the village we needed to help raise our children and to support us through the ups and downs of life. Congregational prayer at the five fixed times of day is the most important part of this as it is the primary way that we keep ourselves and our children connected to our faith. With work and school taking place during the day, the early morning prayers and the night prayers are often the only ones that we can attend. The night prayers during Ramadan are also extremely important as this is the month when we focus most on cultivating faith and community. Without morning and night prayers and without late prayers during Ramadan, a mosque is not really mosque anymore. I implore you to allow us to continue to practice our faith freely. I implore you to support a rich and diverse Los Gatos.

Thank you,

Zahra Kassam
p.s. Below is a letter to you from my son Musa.

The WVMA masjid is like home to me. I'm sure I speak for many others too when I say that without our morning and night prayers at the masjid we feel a part of us has been taken away. It is a chance to pray with others and that is really important in Islam. God says in our book the Quran "A person's prayer observed along with another is purer than his prayer observed alone". I am 12 years old and live very close to the masjid and even I can see the masjid is a beautiful place where people can gather.
Especially during the best month of Ramadan where we all fast for 30 days. It means so much to do this with my friends and family. Please do not take away our night prayers during Ramadan. It is a late night prayer but it's not just that. It's more. It's a chance to celebrate a day of fasting with your friends and it brings us joy. So please do not take away this joy from all of us. We all love living in Los Gatos. It's a beautiful city and the masjid helps people who live in Los Gatos.

Thank you for reading my letter from Musa Ali.

From: iqbals84@gmail.com <[redacted]>
Sent: Saturday, November 23, 2024 12:26 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Jocelyn,

I am writing to let you know about my support of the request of WVMA to modify its conditional use permit to allow morning and night prayers and for use in the holy month of Ramadan until 11:30PM.

WVMA is a very special place to our family. The morning and night prayers in particular are a refuge from the chaos and hectic nature of Silicon Valley life and a much needed spiritual oasis for the Los Gatos community at large. WVMA recently helped our family navigate and overcome a very difficult time period of our lives. We can only imagine what it must have done for so many other families.

We believe that any concerns about WVMA can be amicably resolved if approached in good faith. Our family always does our personal part to minimize disruption to the surrounding neighborhood.

Thank you and best regards,

The Iqbal Family (Shan, Isra, Abdulah, Aisha, Ibrahim, Sulaiman)

From: Mohamad Suleiman <[redacted]>
Sent: Saturday, November 23, 2024 12:15 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA @ 16769 Farley Rd.

Hi Jocelyn,

I am emailing you regarding the West Valley Muslim Association (WVMA) located at 16769 Farley Rd.

I am personally reaching out to you asking that the Town of Los Gatos approve WVMA's request to modify the Conditional Use Permit (CUP) to allow prayer times before 8 AM and after 10 PM, specifically for Fajr (morning) and Isha (night) prayers, up until 11:30PM during the month of Ramadan.

I moved to the neighborhood from Willow Glen and bought a home in June 2023 specifically to be closer to this mosque. Living a little over a mile from the mosque allows my family and I to participate in the Fajr and Isha prayers. These prayer times are a crucial part of our daily lives given how busy our days are after sunrise and before night time (kids school drop off, work, kids pickup, extracurricular activities, dr. appointments, dinner, bedtime, etc).

I am worried that losing the ability to pray at the mosque at those times would disconnect me and my family from the Muslim neighbors in Los Gatos. My two girls love coming here and making friends, learning to be a great community member, meeting mentors and future leaders who are role models in the community. A big part of our family's social fabric is tied to this mosque and losing the ability to pray Fajr and Isha would have an immeasurable impact on our life and as a family unit.

Thank you for taking the time to read this. Regards,

Mohamad Suleiman

From: Shafi Razzack <[redacted]>
Sent: Saturday, November 23, 2024 12:11 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Jocelyn,

My name is Shafi Razzack. I live close to WVMA off of [redacted]. WVMA is my community and mosque. I am a regular attendee of their morning (Fajr) and night (Isha) prayer services. I am a bay area resident since 1988. WVMA is special. I take my kids to activities/events such as the kids story time. I have found this community very engaging and welcoming. I remember when we had power outages about 2 years back that WVMA offered neighbors generators for free when retailers such as Home Depot had the item sold out. It is apparent to me that WVMA cares for the wider community at large and is continuously making attempts to improve its relations with neighbors. I don't know how I would be able to function without WVMA; it is at the core of my daily life.

I understand that Ramadan and traffic has been an issue. When I drive/walk to WVMA, I make a concerted effort to keep my car lights off and proceed in a quiet manner. Ramadan is part of our faith; it is part of a pillar in Islam under fasting. WVMA is working to modify its CUP to allow for the morning, night, and Ramadan services. I fully support this request and consider it as my religious obligation.

I thank you for your time and consideration,

- Shafi Razzack

From: Omar Ali [redacted]
Sent: Saturday, November 23, 2024 12:06 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.com
Subject: WVMA 16769 Farley Rd

Dear Ms. Shoopman,

I am writing this letter in support of modifying WVMA's conditional use permit to allow the morning prayers, night prayers, and use in Ramadan until 11:30pm. Our family moved to the Bay Area in 2016 looking for a community to call home. We have explored from East Bay to all over the Peninsula and we could not find a more sincere, welcoming and supportive community than the people of WVMA.

My Wife and two sons and I moved to Los Gatos in August 2023 to join the beautiful Los Gatos town and WVMA. Before that, my wife and I could sense loneliness and depression entering our lives and even our 12 year old boy needed therapy sessions from a bout with bullying. Now, with the support of WVMA in Los Gatos, our two boys have never been better as they call the mosque their home and look forward to participating in the service projects, prayers and family activities. The WVMA community has help make the whole Los Gatos town feel like home as we enjoy the great restaurants, hikes in the parks and affordable treasures together! For me, I can't imagine Los Gatos without the WVMA, which has helped strengthen my faith in both God and the beauty and potential of people.

We have experienced communities that lack the connection and empathy for others and the service mission that the WVMA embodies. The WVMA community is also unique and beautiful in its diversity of professional and ethnic backgrounds and the services provided keep the community connected, caring and active. My life, and I fear the same for the world at large, is growing so individualistic and lonely that I would be deeply saddened and concerned if the morning and evening gathering times for prayer at WVMA were taken away. These are the exact types of programs we need to support!

I am asking you to please not take away the morning and evening prayers as it is a lightsource for this sound and wholesome community, especially with such busy professional lives during the day. Even when we gather for just a short time to pray, it is a beautiful start and end of the day that fosters lightheartedness and immense love for others at the WVMA and for the broader Los Gatos community!

Thank you for your time and consideration. I am happy to help in any way I can.

All the Best,

Omar Ali
[redacted]

From: Seema Sulemani <[redacted]>
Sent: Saturday, November 23, 2024 11:49 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [redacted]
Subject: Request for use of the facility-WVMA

Dear Ms. Shoopman,

This is to request your support and guidance for the community platform located at Farley Road, Los Gatos, West Valley Muslim Association (WVMA).

There is no single way to show our children, families, neighbors and the generations to come the absolute beauty in diversity. Similar to the old sayings it takes a village to influence and change culture. I'm not sure how inclined you are spiritually and religiously, but supporting the efforts of this building located at Farley Road, a place for children, families and friends to gather and celebrate the mercy, kindness and blessings of the Lord, demonstrates to the community, your/ the Town of Los Gatos 's (the people of the town) solidarity and support, helping the fellow human beings to pursue their connections and interests with peace is a tremendous human task.

Today the prayers of many fellow humans relies on you / the people of the town to allow this unusual request to accommodate the temporary revision of hours of use of this facility use beyond the beyond the conditional use permit (CUP) during the month of Ramadan.

I was extremely fortunate growing up in a place with extreme diversity we celebrated Christmas Diwali and Eid. We welcomed all the holidays participated in the neighborhood activities. It was a joy that allowed us to exchange our ideas/values and develop human virtues.

We looked after each other and be there for each other and transform the community and society. Continuing the same journey of embracing diversity even today I and my family, while raising our children. Recently, my daughter and my family had the pleasure and privilege of being part one of her friends Bat mitzvah which was a beautiful celebration, the kind family welcomed all of us in their homes in their temple and then we had a party after at a lovely restaurant in downtown San Jose, we celebrated and danced the night off.

We as a community can continue to do this and be part of each other's lives for generations to come, and all this will depend on some of very crucial important decisions made by the town of Los Gatos at this location, please this is our humble request to allow the opportunity for their community platform to operate bit of unusual extended hours during the month of Ramadan. Please feel free to reach out to me if you do have any other questions. By profession I'm a healthcare provider and when I do take care of my patients, I do not look at their Faith color, age gender. I treat them as humans and my family with kindness, care, caution, precision, and responsibility just like the messages of prophet Mohammed SWT. I would want us and our children to grow up with the similar kind of Humanness.

Appreciate your time and consideration. May Allah bless you and reward you.

Sincerely,
Seema Sulemani

From: Marya S <[redacted]>
Sent: Saturday, November 23, 2024 11:41 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Hi there!

My name is Marya, and I am a third generation South Asian American.

I believe in true American values, and what is stated in the Declaration of Independence that all men are created equal, and endowed with their Creator with certain unalienable Rights, among them, Life, Liberty and the pursuit of happiness.

The Los Gatos Islamic Center on Farley Road is an embodiment of these timeless values for my own family and so many others. It serves as a beacon for mental, social, emotional, educational, and most of all, spiritual renewal.

It serves as a fountain of hope to sojourn to and grants us sustenance to forge back into the hustle and bustle of modern life, not unlike Wilder's retreat to Walden, or Frost's poem, echoing the words, "I have promises to keep, and miles to go before I sleep."

Future generations of American Muslims depend on this welcoming space to nurture them into citizens who give back to the Los Gatos community and make ripples of positive change wherever they go. Middle aged families rely on their network from the masjid for friendships and support through life's challenges. Elderly rely on their social interactions from the masjid that bridge a foreign upbringing and a new American frontier.

Our center is not just for Muslims. It has held countless events for the greater community, including fundraisers for the disadvantaged, art classes, workshops for creating lanterns for homeless people, and winter clothes drives. "Come, come, whoever you are," Rumi said, "Ours is not a caravan of despair!"

We are one humanity, and we all deserve the freedom to pursue happiness and love.

We all feel something greater than ourselves when we swim out to the deep Pacific, or hiking up amongst towering Redwoods here in Los Gatos. We feel it when we watch our children play soccer with Los Gatos United amidst friends from Union School District. We know that there is a greater purpose and that connection, service, and community are important, now more than ever.

We are one humanity, and we all deserve the freedom to pursue happiness and love.

Though people may try to stifle the light, we still rise. "Into a daybreak that's Wondrously clear. I rise. Bringing the gifts that my ancestors gave, I am the dream and the hope of the slave. I rise. I rise. I rise."

Thank you Marya

From: Mariam Farooq [redacted]
Sent: Saturday, November 23, 2024 11:13 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 FARLEY RD

Mr. Shoopman,

I am writing to express my strong support for WVMA's request to modify its conditional use permit to allow for morning prayers, night prayers, and extended use during the holy month of Ramadan until 11:30 PM.

We are a young family residing in Los Gatos on Hamsher Court, and this space has already become a cornerstone for us. It holds special significance for my 1.5-year-old daughter, who has formed meaningful connections and joyful memories here. As a parent, I hope this space continues to be a nurturing environment where she can grow, learn, and feel a deep sense of belonging.

For families like ours, WVMA is much more than a place of worship. It serves as a foundation for building relationships, fostering community, and creating lasting experiences. Approving this request will only strengthen the positive impact this space has on its members and the broader community.

I kindly urge you to approve WVMA's request, as it will ensure that this space continues to thrive as a hub of growth, connection, and support for families like mine.

Thank you for your time and consideration. Best regards,

Mariam Farooq

From: Nada Attar [redacted]
Sent: Saturday, November 23, 2024 11:03 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmusilm.org
Subject: WVMA 16769 Farley Rd

Dear Jocelyn,

My name is Nada Attar, and I have been a Los Gatos resident for several years, living off [redacted], not far from [redacted], with my husband and my two daughters. I am writing to respectfully urge your office to approve the West Valley Muslim Association's conditional use application for extended hours during Ramadan, specifically for before 8 am, night prayers, and until 11:30 pm.

We chose to live in Los Gatos in large part due to the presence of WVMA in the community, and we greatly appreciate being part of a safe and child-friendly neighborhood. I regularly attend WVMA with my young children, in particular, benefit from the space, where my children can play, learn, and socialize with others. As newcomers to California, we have found great support from the WVMA community, especially during urgent situations such as hospital visits or when we needed assistance with our pet during travel. My daughters enjoy Arabic and Quran classes and they have made many friends. This sense of community has been a vital part of our lives, made possible by the regular interactions during early morning prayers and especially during Ramadan.

As a family in Los Gatos, we would deeply appreciate your consideration of this request, which would help sustain a thriving, close-knit, and diverse community here. As members of WVMA, we are committed to being conscientious neighbors, and we value our role in the community.

Thank you for your time and understanding. Sincerely,

Nada Attar
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********** Nada Attar
Assistant Professor [redacted] Office: MH218 Phone: [redacted]
Department of Computer Science San Jose State University
One Washington Square San Jose, CA 95192-0249

From: Hisham Mabrook <[redacted]>
Sent: Saturday, November 23, 2024 10:54 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: 16769 Farley Rd.

Dear Jocelyn -

My name is Hisham Mabrook and I have been a Los Gatos resident for the past many years with my family. We live off [redacted] not far from [redacted]. I am writing to respectfully urge your office to consider approving West Valley Muslim Association's conditional use application to be open for before 8am, night prayers, and late till 1130pm just during Ramadan.

We bought our place in Los Gatos largely because of the presence of WVMA in the town, in a safe and child-friendly neighborhood. I regularly come to WVMA for early morning prayers as a part of my daily routine, and my young 4-year old twins in particular hugely benefit from a second space which they proactively ask to be taken to where they can play with other children, learn skills, and socialize. As recent California transplants, we have hugely benefited from the WVMA social network, especially when we had urgent hospital visits or we needed someone we trusted locally to tend to a pet while we traveled. This community we built has only been possible from regular bonding at early morning prayers and in particular the month of Ramadan.

As a LG family, we would be greatly appreciated if you can approve this conditional use application and therewith support a thriving, close-knit, and diverse community in Los Gatos. As WVMA members, we in turn owe it back to your office to be extra conscientious of the neighborhood that WVMA is situated in, and are committed to doing so. After all, we are its neighbors.

Hisham

From: Daniah Din <[redacted]>
Sent: Saturday, November 23, 2024 10:51 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Rd.

Hi there,

My name is Daniah, and my family and I are congregants of the West Valley Muslim Association in Los Gatos.

I am writing to request the approval of allowing morning, night, and Ramadan prayers.

My family and I have benefitted deeply from this mosque and community, and it is my sincere hope that they get approval to allow prayer services at these times.

For some background on myself, I have young daughters, and when choosing a place to live for my family, proximity to WVMA was a deciding factor. This mosque provides an incredibly warm and welcoming environment, and is one of the few places of worship I've attended that makes an active effort to connect and work with their neighbors.

As a mother of Muslim children, being able to pass on traditions to them is extremely important to me. This request is particularly important to us because during Ramadan my young daughter is very excited to come to the mosque and attend evening prayers. It allows her to connect with and have pride in her faith and traditions, and by not being allowed to congregate, my daughter wouldn't have such a lovely place to come to during Ramadan.

Thank you for considering extending the permit, my hope is that you take these requests from our community sincerely and allow Los Gatos to be a place where all. communities can thrive and be welcomed.

Best, Daniah Din

From: Seema Siddiqui <[redacted]>
Sent: Saturday, November 23, 2024 10:51 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Hello,

I am writing to express my wholehearted support for the request of WVMA to modify its conditional use permit to allow morning prayers, night prayers, and extended use during Ramadan until 11:30 PM.

The WVMA is so much more than a place of worship—it is a cornerstone of our community. It provides a space for connection, reflection, and spiritual growth. For me, it has been a haven where I've found peace, guidance, and a deep sense of belonging. The morning and night prayers are especially meaningful, as they allow us to start and end our days with gratitude and purpose, and the extended hours during Ramadan create an unparalleled sense of community and spirituality that enriches our lives.

The WVMA is not just a building; it's a home. It brings people together, fosters understanding, and strengthens bonds across diverse backgrounds. By allowing this modification, the WVMA will be able to continue fulfilling its role as a vital resource for our community's spiritual and social needs.
Thank you for considering this request, which means so much to so many of us. I hope the WVMA will be granted the opportunity to serve our community even more fully.

Sincerely,

Seema Siddiqui, DDS [redacted]

From: lamia ibrahim <[redacted]>
Sent: Saturday, November 23, 2024 10:10 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd

Dear Ms. Shoopman,

My name is Lamia Ibrahim, and I am writing to express my family's wholehearted support for WVMA's request to modify its conditional use permit to allow morning prayers (Fajr), night prayers (Isha), and extended use during Ramadan until 11:30 PM. My husband Omar and I live on Benedict Lane with our eight children, and WVMA is truly a cornerstone of our daily lives. We moved to Los Gatos specifically to be close to this vibrant community center. It is not just a place of worship for us—it's where our family finds connection, peace, and belonging.

Our daughter Danya loves attending the playgroups at WVMA, where she's built meaningful friendships and grown in a nurturing environment. Our son Adam eagerly meets his friends there, and as parents, we are deeply grateful for the safe and welcoming space WVMA provides for our children. On Saturday mornings, my husband Omar looks forward to his Fajr prayers followed by coffee with the brothers, a tradition that not only deepens his faith but also builds bonds with the men in our community.

As a mother, I can't express enough how critical it is for our family to have a place like WVMA. It is where we pray, connect, and teach our children the values of faith, respect, and community. Being able to gather for Fajr and Isha prayers is vital to our religious practice and strengthens the ties that hold our community together. These prayers, particularly during Ramadan, bring a sense of peace and renewal that cannot be replaced.

We urge you to approve this modification so that WVMA can continue to serve as a lifeline for families like ours. This center is not just important to us—it's a staple in the broader Los Gatos community, fostering diversity and inclusion in meaningful ways. Thank you for your time and consideration.

Sincerely, Lamia Ibrahim
[redacted] Los Gatos, CA

From: Omar Sobh <[redacted]>
Sent: Saturday, November 23, 2024 10:01 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Mr. Shoopman,

We are writing to express our strong support for WVMA's request to modify its conditional use permit to allow morning prayers (Fajr), night prayers (Isha), and extended use during Ramadan until 11:30 PM.

Our family lives on [redacted] in Los Gatos, and WVMA has been an essential part of our lives since we moved here. With eight children, it was crucial for us to find a community that would foster both our faith and a sense of belonging. WVMA is not just a religious center for us; it is the heartbeat of our daily lives.

Our children regularly participate in activities at WVMA, from youth groups to educational programs, and they accompany us for all five daily prayers. Walking together to the masjid is a cherished routine that reinforces our values as a family and as part of the larger Los Gatos community. The ability to gather for Fajr and Isha is central to this experience, as these prayers hold deep spiritual and communal significance.

WVMA is not just a place of worship; it is a safe, nurturing environment where our children learn to be active and contributing members of society. It is also a space where families like ours come together to celebrate diversity, share traditions, and support one another. We chose Los Gatos specifically because of the vibrant and welcoming community WVMA fosters, and we hope it continues to thrive with your support.

We kindly urge you to approve this modification so that WVMA can continue to serve as a cornerstone for families like ours, ensuring we have access to early and late prayers that are vital to our faith, particularly during Ramadan.

Thank you for your time and consideration. Sincerely,

Omar Sobh
[redacted] Los Gatos, CA

From: Sadi Khan <[redacted]>
Sent: Saturday, November 23, 2024 9:47 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Road

Hi, I'm Sadi Khan, CEO of Aven, and a resident of Los Gatos ([redacted]).

I'm reaching out as a neighbor and community member who strongly values the West Valley Muslim Association (WVMA). Of all the things I love and cherish about the city of Los Gatos - the West Valley Muslim Association is the most important - for both myself, and my family.

I am writing this in regards to the permit modification - to support the community's request to modify its conditional use permit to allow morning prayers, night prayers, and Ramadan prayers.

For my family, and many others in Los Gatos - WVMA is a critical cornerstone of our community, and helps myself, and my child to practice their faith in safety and comfort. My daughter's ability to have a religious community that she can learn from, and feel safe & welcome to practice her religion year round in - is my #1 priority.

I appreciate you considering this request and supporting our community.

Thank you,
-Sadi

From: Tariq Abed <[redacted]>
Sent: Saturday, November 23, 2024 9:44 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Dear Ms. Shoopman,

I hope this message finds you well. I am writing to express my support for the request of WVMA to modify its Conditional Use Permit to allow morning prayers, night prayers, and extended use during Ramadan until 11:30 PM.

Having lived around and been part of many mosques and communities across the valley, Bay Area, and Southern California, I can confidently say that WVMA is truly unique. I've been a Los Gatos resident and have been part of this community for the past three years, and from the very beginning, it stood out as something special. WVMA is more than just a place of worship - it's a vibrant community that prioritizes the well-being of its members, especially our youth.

WVMA fosters a safe and nurturing environment where children can play, grow spiritually, and thrive academically. Programs like the entrepreneurial club, coding classes, leadership talks, investing courses, and many others are designed to help children and youth develop essential skills while staying connected to their faith and values.

Morning and night prayer times at the mosque hold particular significance. These moments allow us to disconnect from the digital world, engage face-to-face with others, and build genuine relationships. This sense of connection extends beyond our congregation, as WVMA has consistently emphasized community outreach and engagement with our neighbors. Initiatives such as the quarterly "Coffee with Neighbors" events foster understanding and collaboration, while other programs focus on finding meaningful ways to give back to the broader community.

I urge you to approve this request to modify the Conditional Use Permit and allow WVMA to continue serving its members during these spiritually significant times. These small changes will have an enormous impact on the well-being of our community, helping us nurture meaningful relationships, provide safe spaces for children, and create lasting positive contributions to the Los Gatos area.

Thank you for your consideration and understanding!

Best regards,
Tariq Abed
[redacted]
Los Gatos CA 95032 [redacted]
Sent from my iPhone

From: Nadya Abdallah <[redacted]>
Sent: Saturday, November 23, 2024 9:43 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd

To whom it may concern,

About 2 years ago when searching for a home, we knew Los Gatos would be a desirable area to raise our young family. We love the school district, the downtown, as well as the diversity we found around us.

Another important aspect to us was a Mosque where the community was active and our 2 girls can build their own community. With all the diverse programs the Mosque has to offer it is really easy to find something that suits all of our interests and needs.

Since buying our home we have used the Mosque to its fullest extent, for morning prayers, and during the holy month of Ramadan for the extended night prayers.

As a member of the WVMA community it is important to my family and the community that benefits from the inclusion to have the extended morning and night hours to cater to our needs.

Thank you in advance,

Nadya Abdallah

From: Brandon Bennett <[redacted]>
Sent: Saturday, November 23, 2024 9:34 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA 16769 Farley Rd.

Hello,

I'm reaching out in support of WVMA's request to modify its conditional use permit to allow morning and night prayers, as well as extended use during Ramadan until 11:30 PM. This community center has become an essential part of my life, giving me the opportunity to connect, build friendships, and grow in ways that have genuinely changed me for the better. The peaceful moments of morning and night prayers offer me a chance to decompress, to start my day with calm and end it with gratitude.

WVMA has become my "third place." Beyond home and work, it's where I find connection, peace, and a deeper sense of belonging. It's where my wife and I have formed lasting friendships, where I have been able to find comfort in challenging times, and where I truly feel at home. For us, this building is so much more than just a place of worship—it's a community and a safe space that has been a cornerstone in our lives.

Thank you for considering this request that means so much to so many of us. Thank you,

Brandon Bennett

[redacted]
Sent from my iPhone

From: Gaitie Z <[redacted]>
Sent: Friday, November 22, 2024 11:48 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Re: WVMA 16769 Farley Road

Hello,

I'm writing to you in regard to the furor our small community based mosque, WVMA on Farley Rd seems to have created.

I'll start off by saying I reside around the corner at the end of [redacted] in LG and often walk to the Mosque for prayers and events as do my husband and children. Our immediate neighbors to the right and left are pretty friendly. The rest…like to stare, a lot. The elderly gentleman across the street used to come outside *every* time our car pulled up and just stand and stare on his porch as we got out. This lasted quite a few months until I finally introduced myself and offered assistance as he was on crutches, and that was when it finally stopped. There's another lady who walks her dog past our home regularly and loves to glare the entire time she's facing our home and sometimes even when she walks past. Many others drive by and stare as well. You'd think after our being here a couple of years it would stop, but that hasn't been the case. My daughter got honked at and shouted at when riding her scooter from the high school to our home, because like me, she covers and is visibly Muslim. She's since graduated but my son has had a myriad of issues as well which we've addressed with the principal and admin. It's hurtful, but it's one of those things I've learned to swallow being brown/Muslim in America.

I grew up in small towns like this my entire life. We were always made to feel as if we were outsiders. It's nothing new. I never thought I would move to a place like this and yet here I am. Because this is where my children are provided the resources they need to thrive. WVMA provides a sense of belonging and support for my family as well. I would so appreciate your allowing the modification of their conditional use permit to allow for wider spread hours so we can continue to have a safe place for myself, my family and my community. From what I've experienced living here I'm not surprised a group of neighbors have organized in trying to shut it down likely from a place of intolerance. Just last week my mom was walking to the mosque for evening prayers and was stopped and questioned by a neighbor asking if she'd parked in front of her home and that she was from the neighborhood watch. My mom was kind of startled and responded no and kept walking. I was irritated because one, there is no neighborhood watch and two, even if my mom had parked on the curb it's public parking. I'm tired. I'm tired of being made to feel like we don't belong when we're just trying to make it from one day to the next just like everyone else.

As a parent to a special needs child, now teen, our world can be very limited and isolating. There are very few places we can go as a family or even on my own with my son and be treated with kindness and respect, WVMA is one of those places. My son is completely non verbal and has severe autism as well as an intellectual disability. He vocalizes loudly when anxious, and that gets us a lot of stares when we're walking outside or trying to grocery shop. It's extremely stressful for me and made even more so by the unfriendly attitudes we encounter. From the first moment I peeked inside sort of hesitantly, where the mosque was holding our obligatory Friday prayers, with my son in tow in his wheelchair, I was met with the complete opposite. A guy I'd never seen before in my life came running out and wheeled my son's wheelchair inside asking where we'd be most comfortable and if he could help in any way. I almost cried. Because that type of kindness is so rare, especially in Los

Gatos, or the Los Gatos we've known for the past 3 years we've lived here. The mosque represents community and warmth to us, it's a place where my other 17 year old son goes when he's having a tough day and needs to unwind. He can often be seen walking down the street to attend daily prayers or when he needs some quiet time to reflect. As a matter of fact he did so last week. He disappeared for 2 hours, after seeming upset and just seemed to be having a rough day. He came back relaxed back to his normal self and said he'd spent time at the mosque reading the Quran and reflecting. He was able to do so because it's open to us from morning til night. My family deserves to have a space, to practice our faith and receive the support that we need, same as every other family that has their respective churches and temples in our town. Thank you for your time, I'm sure you will give your decision the utmost care and thought.

Best

Gaitie Zaheer

From: Manel Khan <[redacted]>
Sent: Friday, November 22, 2024 10:18 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: WVMA 16769 Farley Road

My name is Manel Khan, and I am a proud resident of [redacted] in Los Gatos.

Today, I am reaching out as a neighbor and community member who deeply values the positive impact the West Valley Muslim Association (WVMA) has had on my life, my family, and our broader neighborhood. I humbly ask for your support in approving WVMA's request to modify its conditional use permit to allow morning prayers, night prayers, and Ramadan prayers until 11:30 PM.

For my family, WVMA is more than a mosque—it is a cornerstone of our community. It is a safe haven where our children can truly be themselves, a place where they can grow in an environment filled with love, support, and understanding. WVMA brings people of all backgrounds together, fostering bonds that allow us to freely practice our religion in comfort and peace

For my husband, WVMA offers a moment of calm and solace during morning prayers. Each day, he wakes before dawn and heads to the mosque. There, in the stillness of the morning, surrounded by a sense of unity, he finds the peace and clarity he needs to face his demanding day.

As someone who has experienced WVMA's warmth and seen its respect for the neighborhood, I can confidently say that it is an exceptional institution. During Ramadan, WVMA becomes an even greater source of connection. Night prayers and community iftars allow us to reflect, celebrate, and bond in ways that uplift not only our spirits but also our collective sense of belonging.

Approving this permit modification is about more than just extending prayer times; it is about preserving a space that brings peace, purpose, and unity to hundreds of families like mine. It's about supporting a place that strengthens our community and makes Los Gatos a model of inclusivity and harmony.

Thank you for your time and for considering this request. Best Regards,

Manel

From: Amina Shahid <[redacted]>
Sent: Friday, November 22, 2024 8:41 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: cup@wvmuslim.org
Subject: Support for WVMA's Conditional Use Permit Modification

Dear Los Gatos Planning Department,

I am writing to express my strong support for the West Valley Muslim Association's (WVMA) request to modify its Conditional Use Permit to allow morning prayers, night prayers, and extended use during Ramadan until 11:30 PM.

WVMA is more than just a place of worship—it is a vibrant hub for meaningful community programs that benefit people of all backgrounds. From educational workshops and interfaith dialogues to charitable initiatives that support the broader community, WVMA plays a vital role in fostering understanding, connection, and unity. Its contributions extend far beyond its walls, positively impacting Los Gatos and surrounding areas.

As a Willow Glen resident, I am fortunate to live in a community that values inclusivity and mutual respect. With nine churches in my neighborhood, none of our residents have ever complained about their programs or activities. We respect their right to practice their faith and appreciate the enrichment they bring to our community. I hope the Los Gatos community can demonstrate the same level of inclusivity and support for WVMA and its members.

The ability to perform morning and night prayers, as well as extended hours during Ramadan, is deeply significant to the spiritual lives of WVMA's members. These practices are integral to their faith and bring families together in a spirit of peace and reflection. Approving this request is a matter of ensuring that all members of our community have the opportunity to practice their beliefs without unnecessary barriers.

I respectfully urge the Planning Department to approve WVMA's request. Supporting this modification is a step toward embracing the diversity and richness that make our towns and neighborhoods thrive. Let us work together to create a community where everyone feels valued, respected, and included.

Thank you for your time and thoughtful consideration. Sincerely,

Amina Shahid

November 18, 2024
Jocelyn Shoopman, Senior Planner
Town of Los Gatos Community Development
Dept. 110 E Main Street, Los Gatos, CA 95032

Cc: Gabrielle Whelan, Town of Los Gatos
Attorney Joel Paulson, Community
Development Director Allen Meyer, Code
Compliance Officer
Mayor Maria Ristow

Subject: WVMA CUP modification

Dear Jocelyn,
As residents of [redacted], living next door to the West Valley Muslim Association (WVMA) at 16769 Farley Road, we're following up on the status of WVMA's CUP modification request, which has been under review since August 27, 2024. This has been an ongoing issue for nine months. Because Ramadan starts on **February 28, 2025**, we ask for immediate action, including a public hearing before the Planning Commission.

We share multiple fences with the facility, including WVMA's sole exit, a narrow, single lane driveway that measures 12 ft 8 inches and is located less than 30 feet from our home (Photo 1). WVMA's main building less than 100 feet from us. The unsafe street conditions, constant noise, and traffic generated by WVMA make for an unconducive living environment (sleeping, relaxing, exiting our driveway) and violate the California Civil Public Nuisance Code.

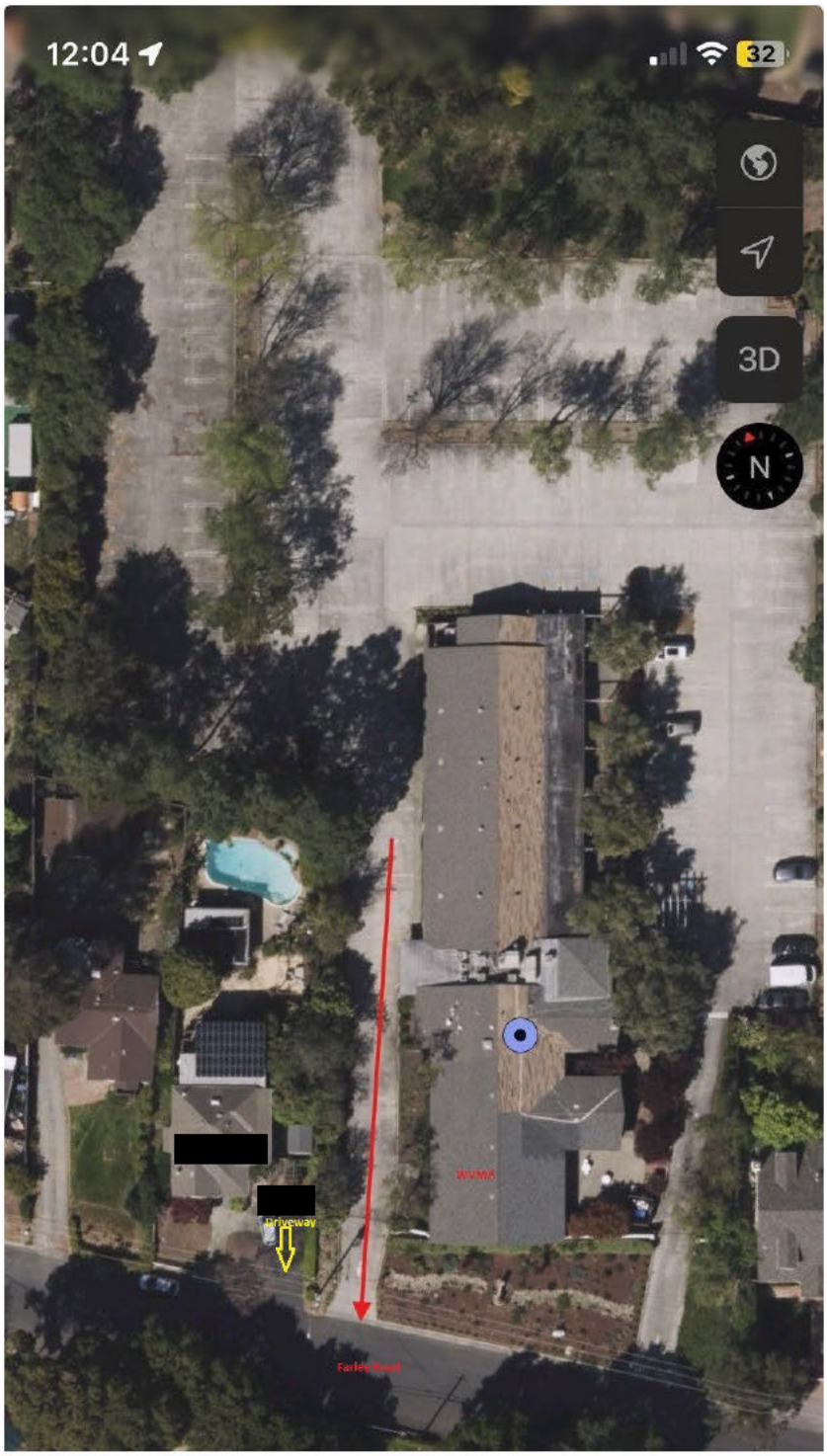


Photo 1: View of WVMA's narrow exit driveway 30 feet from Ratcliff home at [redacted] *where 167 vehicles can take up to an hour to exit.*

WVMA is not just a religious organization; it's a community center. It operates 20 hours a day, seven days a week with five daily prayers, countless programs and special events. In fact, WVMA publicizes on its website that "our doors are always open." (Photo 2) This leaves us neighbors with four hours of respite a day.

WEST VALLEY MUSLIM ASSOCIATION

About WVMA

West Valley Muslim Association

WVMA is a faith-based organization, home to a community where everyone feels supported, encouraged, and loved. Our community is not just an event, but a place to belong. Join us as we strive together to worship God, follow the teachings of the Quran, and the way of our beloved Prophet (peace be upon him).

Locations

Nestled among the lush hills of Los Gatos, Los Gatos Islamic Center (LGIC) is the place we call home. Alongside the daily prayers and Friday Services (jumma prayers) LGIC hosts a variety of programs and our doors are always open. Come by and enjoy the community garden and explore the grounds filled with greenery. Our indoor facilities include a prayer hall, auditorium, and a space for recreational activities such as table tennis and pool. Visit LGIC at 16769 Farley Rd., Los Gatos, CA 95032

Photo 2: WVMA publicizes its "doors are always open."

WVMA's volume is unprecedented for a Los Gatos religious organization zoned residential and is comparable to Calvary Church (see Calvary's CUP). But Farley Road does not have access directly onto a major thoroughfare like Los Gatos Blvd (i.e. six traffic lanes and controlled intersections); it lacks the infrastructure (no sidewalks, traffic signals and streetlights) and our residential footprint scale can not accommodate WVMA's traffic and activities.

Additionally, Calvary has implemented strict measures to protect its neighbors, including a locked gate at the church's Shannon Road exit that is unlocked only on Sundays (Photo 3), and a locked gate at the back parking lot next to Robie Lane. We have no such protection. Because WVMA's exit driveway is the sole egress for hundreds of cars, we take the entirety of WVMA's traffic (except for some low- attendance weeknight activities when vehicles exit vehicles through the entrance driveway.)



Photo 3: Calvary Church, with activities and traffic comparable to WVMA, has three two-way driveways, including the Shannon Road gate which remains locked except on Sundays.

To address these existing issues and our growing concerns, we request that at a minimum the conditions listed below be included in WVMA's CUP modification. We've shared video documentation with Bridgette Falconio.

Please share our letter and videos with all relevant departments by November 27, 2024, as we believe it's crucial information. We also ask that these materials also be included in the planning commission packet.

We request that the Town conduct noise and traffic studies in relation to the close proximity of our home to WVMA's main building and exit driveway. We want to ensure the Town Of Los Gatos and WVMA are formalizing the necessary mitigations that will provide a data-driven plan to address the safety and capacity issues (see Calvary's CUP details for reference).

Minimum conditions specific to Ratcliff residence, [redacted], to be included in WVMA's CUP modification:

1. **Ramadan:** Last year during WVMA's month-long Ramadan, we experienced nightly traffic comparable to the Vasona Park Fantasy of Lights. Farley Road was unsafe. Additionally, we could not sleep. We were deluged with street noise until past midnight – engines revving, attendees talking loudly, honking horns, car alarms beeping, brakes squealing. There were countless curfew and exterior noise violations. (Curfew Noise Ordinance – Town Code Section 16.20.010.)

   We request that WVMA hold Ramadan events at the Saratoga location or alternate between Saratoga and Los Gatos locations with mandatory park and ride program **and all vehicles/attendees departed WVMA property by 10 p.m**. to adhere to Town quiet hours based on the detriment to public health, safety and general welfare, and impairment to integrity and character of the zone. Shuttles to pick up and drop off passengers on WVMA property. No neighborhood parking.

2. **Friday Prayer Traffic Mitigation:** During Friday prayers **f**rom 12:30-4:00 pm, hundreds of vehicles stop at the end of WVMA's exit driveway, then accelerate and turn right (per no left turn signage posted on WVMA's property) and drive past our home. The traffic impedes our passage affecting our personal, medical, and work appointments. Recently, I could not get out of our driveway. My husband had to stand out in the street, hold up his hand, and physically stop WVMA's traffic. (see videos.) The traffic is so voluminous, in fact, families have stood at the WVMA driveway and panhandled. We have tested vehicular traffic noise, and it violates the Town's acceptable levels. At a minimum, we request WVMA remove their right turn-only signage.

3. **Noise Mitigation**: WVMA to erect a six-foot noise barrier/sound wall along the property line between WVMA parking lot/exit driveway and Ratcliff home (comparable to those outlined in CUPs for St. Mary's Church at the 30 Tait Avenue residence, and Calvary Church.) Ratcliffs to review the proposed materials and plan, along with approval by a noise consultant. WVMA to fill in seams on concrete driveway that make loud noises as vehicles drive by Ratcliff backyard. WVMA to post permanent signage at the back fence that abuts Ratcliff backyard advising attendees to avoid parking in nine parking spaces and 10 spaces that border [redacted] fence unless the lot is full. Please note:

Calvary Church locks the gate in the back parking lot at Robie Lane which is designated as overflow parking only.)



Photo 4: Right turn only signage posted on WVMA property creates a custom traffic pattern on a public street, and sends hundreds of cars past Ratcliff residence and through adjacent neighborhoods on Flintridge and Chirco Dr.

4. **Westside Doors and Windows:** As stated in the current CUP west side windows shall be closed at all times when activities are being held inside the building. We ask that this be included for doors, too, as we are affected by exterior noise from the main building. (see video of WVMA's recent 3rd Annual Siraat Anniversary Market held on Saturday, Oct 26, 2024 from 4-8 pm)

Minimum neighborhood conditions to be included in WVMA's CUP modification:
Ensure WVMA sanctuary occupancy limits are not exceeded during Ramadan and special events; ensure compliance on Fire & Safety Permits: WVMA website shows photo (since removed) of attendees spilling out of prayer hall during Ramadan. (Photo 5.)

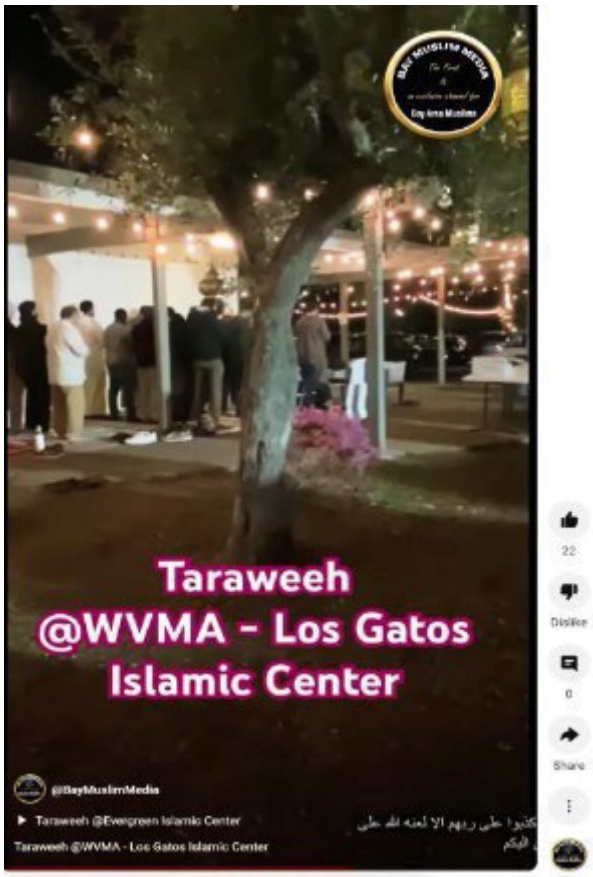


Photo 5: Photo posted to WVMA's social media (since removed from Youtube) during Ramdan services 2024, showing overflow attendees standing outside the building.

Mandate a park and-ride program for services outside of quiet hours (8 am - 10 pm): WVMA has asked the Town to allow vehicles into our neighborhood as early as 4:30 am and as late as 11:30 pm causing traffic and sleep-related concerns for resident, headlights shining into our bedroom windows, etc.

WVMA to hold an agreed upon number of activities and programs (outside daily prayers) appropriate to the residential zone: WVMA holds numerous daily activities, some days as many as 14, including weeknights and weekends. This volume creates a tortuous daisy chain of traffic in and out of WVMA's property. Kid's and adult's programs are often held outdoors. Residents on multiple streets with shared fences are unable to peacefully enjoy our backyards due to the disruption of slamming car doors, revving engines, attendees talking loudly, children playing/yelling in the parking lot, etc.

WVMA to hold an agreed upon number of special events appropriate to the residential zone and publish an annual schedule: WVMA holds outdoor events, including festivals, markets, bazaars with food trucks, bounce houses, etc. (see video of WVMA's 3rd Annual Siraat Anniversary Market held on Saturday, Oct 26, 2024 from 4-8 pm) Neighbors receive no advance notice. These events bring continuous traffic, overflow street parking and noise. Similar to Faith Lutheran Church's CUP, we request the Town limit the number of annual special events, and mandate that any on-site activity exceeding 100 attendees not specifically authorized by CUP be approved by the Town with 90 days prior notice to neighbors. No overflow parking on street or adjacent neighborhoods. WVMA to publish annual schedule. Events to end and attendees depart at published time. No overflow parking

on street or adjacent neighborhoods.

Limit the number of outdoor ceremonies, including baptisms, weddings, etc.: WVMA allows the hosting of gatherings for large groups and PA systems in the parking lot. These activities are not listed on WVMA's website so we have no way of knowing what kind of disruption any weekend will bring. These ceremonies contribute more weekend traffic in addition to WVMA's many calendared activities, and further disrupt neighbors on three streets from enjoying our homes and backyards. We request the Town to limit such gatherings and mandate that any on-site ceremony exceeding 100 attendees not specifically authorized by CUP be approved by the Town with 90 days prior notice to neighbors.

Develop a Communications Plan: We request WVMA implement an outreach campaign to be published in their newsletters and website (including social media promoting events) asking attendees to respect our neighborhood.

Post large visible signage in front of and throughout the parking lot including "Quiet: Residential Neighborhood," and "Drive with Caution." (Photo 6) Currently, there are several small signs.



Photo 6: Example of desired signage.

In summary, we ask for the resolution of WVMA's CUP modification to be expedited since the Town is not enforcing WVMA's current CUP and Ramadan is fast approaching. Please provide a response and the date of the planning commission meeting by November 27, 2024, to align with the Town's 90-day review period. In preparation for that meeting, we request all relevant communications submitted to the town by WVMA. Thank you in advance.
Sincerely,

Kim and Jim Ratcliff
[redacted]

From: Hongzhi Zhao <[redacted]>
Sent: Monday, November 18, 2024 10:55 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Concerns about a Modified CUP for WVMA

Dear Jocelyn,

Hope you're doing well. I am informed that WVMA (at 16769 Farley Road) has filed a CUP modification request with the City. I'm writing to you to express my concerns over the unprecedented WVMA's traffic volume & noise, congestion & safety on Fraley road, and the impacts to our normally quiet residential neighborhood.

1: Traffic noise:
According to the LG Noise Zone Map (https://www.losgatosca.gov/DocumentCenter/View/38492/Noise-Zone-Map), between 10:00pm to 6:00am, the noise level limits are 43dBA for weekends/holidays, 48dBA for weekdays. The violation limit is 6dB. The violation limits are 49dBA and 54dBA respectively. Many members of WVMA drive noisy high power vehicles like min-Van, SUV, and sports engine cars. The WVMA vehicle's noise levels are up to 55dBA - 60dBA, and it is above 65dBA when cars move over manhole covers on Farley Rd. (The noise levels were measured at the walls of bedrooms facing Farley Road). My house is about 350 feet from WVMA property, it is between WVMA property and Los Gatos Blvd. Like other houses on Farley Rd, we have bed room facing Farley Rd. Our normally sleep is badly interrupt before 6:00am. It is the worst in Saturday morning, about 30 to 50 cars to attend the pre sunrise prayer service before 6:00am. (It is around 5:00am during the summer time). The current WVMA CUP operation hours is from 8:00am to 10:00pm. WVMA pre sunrise prayer services violate current CUP.

2: Safety on Farley Road.
There are no designated sideways and street lights for pedestrians on Farley Rd. Many MVMA members drive very fast. The worst is the Friday afternoon 1:30pm prayers service, about 140 to 200 vehicles pour into Farley Road. They basically take over the road.

3: During the Month of Ramadan:
WVMA activities during the month of last Ramadan were almost around clock. The service activities started as early 4:30am, and ended as late as 12:00pm. It was a disaster for our neighborhood. There were up to 200 vehicles attending to services during the evenings.

4: LG City Zoning Code:
WVMA's property on Farley Road is designated R1 zoned. According to Los Gatos <<Conditional Use Permit Table>> (https://www.losgatosca.gov/997/Conditional-Use-Permit-Table), a CUP is not allowed for a business open between hours of 2:00am and 6:00am in R1 Zone. The same shall be true for WVMA.

5: Enforcement of a CUP:
City must consider the factor if a modified CUP can be enforced or not by current City resources. The Fact is that WVMA does not adhere to current CUP.

Regards, Hongzhi.

From: kdbranch@comcast.net <[redacted]>
Sent: Saturday, November 16, 2024 1:15 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: 'Al Honorio' <[redacted]>
Subject: Concerns over West Valley Muslim Association's request for extension of hours of operation

Dear Jocelyn,

We're writing to express concerns over the unprecedented traffic and noise volume, accident risks, and parking impacts to our normally quiet residential neighborhood. As neighbors to the West Valley Muslim Association (WVMA), we would like to request that the following conditions be included in WVMA's CUP modification:

- Ramadan hours to end at 11 p.m. with all attendees off-site by 11 pm. Extending these hours, especially during the week for an entire month, would be extremely disruptive to residents.
- Off-site park and ride program options for all Ramadan attendees based on the detriment to public health, safety and general welfare; and impairment to integrity and character of the zone. Shuttles to pick up and drop off passengers only on WVMA property. Goal is to limit traffic congestion, noise, accident risks, and on-street parking in the neighborhood.
- Mandatory off-site park and ride program for any prayer services outside the current maximum hours of operation (i.e. after 10pm-8am).
- At least 90 days prior notice to neighbors for any on-site activity exceeding 100 attendees that is not specifically authorized by CUP.
- WVMA to implement outreach campaign asking attendees to be respectful of the neighborhood, refrain from speeding, making U turns in residents' driveways, reversing down Farley Road from exit driveway to entrance, adhere to quiet hours etc.

Thanks in advance,

Al and Kristi Honorio [redacted] Los Gatos, CA 95032

From: Chigiy Edson <[redacted]>
Sent: Friday, November 15, 2024 4:12 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA Conditional Use Permit Modification Request

Dear Jocelyn,

At first when I heard WVMA was moving in on Farley Road, I was excited. I welcomed them. I am no longer excited. The noise and traffic are horrible. The mosque is operated more like a recreation center than a place of worship.

My family has been in this neighborhood since 1964. I have seen many changes but the amount of disruption and dangerous traffic conditions that the mosque causes is unprecedented. Sometimes the traffic backs up from the light at Chirco Drive and LG Blvd. all the way down the street to the corner of Flintridge Drive. Pedestrians are unsafe walking in our own neighborhood during these instances which occur regularly.

There was a car accident in front of my house at [redacted] last summer which involved traffic from the mosque. I have photos if you would like to see them.

Please deny WVMA's CUP modification request to extend Ramadan until 11:30 pm. At a minimum I'm asking the Town to place the following conditions in WVMA's modified CUP:

- To control the month-long Ramadan traffic, WVMA to hold Ramadan at their Saratoga location which is zoned commercial; and/or alternate events between Farley Rd with mandatory park and ride shuttles. Ensure traffic control during events so fire trucks and ambulances can through in case of emergency.
- Ensure WVMA occupancy limits are not exceeded during Ramadan. (WVMA website photos show congregants overflowing out the doors of sanctuary.)
- Mandatory off-site park and ride program for any prayer services outside the Town's quiet hours (8 am-10 pm)
- Cap the number of weekly non-religious events, lectures, gatherings, activities, etc. held by WVMA that bring traffic and noise to our neighborhood during weeknights and weekends.
- Enforce the no rental condition for baptisms, weddings, etc. These events are often held outdoors in the parking lot during the weekend and disturb those of us like me who share a fence with WVMA.

Please help us return our neighborhood to the quiet, peaceful place it once was.

Thank you,

Chigiy Edson

From: [redacted]
Sent: Sunday, November 10, 2024 9:34 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [redacted]
Subject: WVMA - CUP request (Farley Road and surrounding neighbors, Los Gatos)

Dear Jocelyn,

I'm writing to express concerns over the increasing traffic volume, congestion, parking impacts, and noise disturbance in our normally quiet residential neighborhood. As neighbors to the West Valley Muslim Association (WVMA), we would like to request that a more well-represented and long-term list of solutions be considered and included, and are suggesting the minimum of the following conditions be included in WVMA's CUP modification request:

- Ramadan hours to end at 11 p.m. with all attendees off-site by 11 pm.
- Mandatory off-site park and ride program to be implemented for all Ramadan attendees based on the detriment to public health, safety, and general welfare; and impairment to integrity and character of the zone. Shuttles to pick up and drop off passengers only on WVMA property.
- Daily, mandatory off-site park and ride program for any prayer services outside the Town's quiet hours (8 am - 10 pm)
- Cap non-religious events and activities and hours during weekends to alleviate constant neighborhood traffic and noise.
- Allot a maximum number of special event uses per year (i.e. any on-site activity exceeding 100 attendees that is not specifically authorized by a dedicated CUP) with at least 90 days prior notice to neighbors.
- Town of Los Gatos to provide a controlled left turn signal at the intersection of Farley and Los Gatos Blvd to provide safe conditions for pedestrians and autos to exit from WVMA
- Town of Los Gatos to investigate with traffic survey/study the addition of a left turn only for vehicles exiting WVMA facility
- Town of Los Gatos to investigate and perform a traffic survey/study to determine if a 3-way stop sign or yield sign should be installed at the "T" intersection of Farley and Izorah Way (Note that at the opposite end of Izorah Way at Placer Oaks, there is a 3-way stop sign in place already)
- Town of Los Gatos to pursue adding sidewalks on Farley for safety and continuity in the neighborhood.
- Town of Los Gatos to post speed limit signs on Farley Road and ensure speed limit signs are visible on surrounding streets in the neighborhood (i.e. Placer Oaks, Leroy, Frank, Izorah, Flintridge, Chirco, etc.).
- WVMA to implement an outreach campaign asking attendees to be respectful of the neighborhood, refrain from speeding/street racing, making U-turns in residents' driveways, reverse down Farley Road from exit driveway to entrance, and adhere to quiet hours. This includes departing expeditiously and silently in the parking lot following any activities at the facility.

In the interest of transparency, I would like to request that the Town of Los Gatos provide the outline of the process which this CUP (Conditional use permit) is being managed - to include the specific timeline with details the CUP will undergo (i.e. review forums, approval requirements, public meeting date(s)), to ensure everyone is fully informed and have the opportunity to ask any questions to ensure there is an equitable understanding of the situation, proposal, mitigation, negotiation, and opportunity to respond in the appropriate public forum.

I am also interested in knowing what types of impact surveys have been conducted related to traffic surveys, noise impact, and how a 30-year-old CUP for very different circumstances is being monitored and enforced without approval to date.

I look forward to hearing back from you via email with additional information related to this situation.

Regards,
[redacted]

From: Jinping Yang [redacted]
Sent: Saturday, November 9, 2024 2:14 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Concern regarding the CUP modification request by WVMA

Hi Jocelyn,

This is Jinping Yang and Zhuo Wang, who have been living at [redacted] since June 2019. Writing to express our concern regarding the CUP modification request from WVMA.

This is the first time we write to authority. But it is only because we wanted to be a good neighbor to the community, of which WVMA is also a part. The reality is, mosque traffic is getting heavier year over year, especially in the past Ramadan. Did not realize it until first-hand experience, a mosque involves traffic at late night and early morning on a daily basis. Ideally, a mosque should not be chosen to be located in a quiet neighborhood in the first place, if the plan is to expand its activities continuously.

It is time to stand with the residents of the neighborhood. Our request is simple. Any CUP modification should be agreed upon by the affected neighborhood first, before approval is granted. No agreement has been reached by far.

Appreciate your kind attention to this matter. Best regards,

Jinping Yang & Zhuo Wang
[redacted], Los Gatos CA 95032 [redacted]

From: Mark Leonard <[redacted]>
Sent: Friday, November 8, 2024 9:35 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: West Valley Muslim Association CUP modification

Hello Jocelyn,

I've been living on Farley Road for the past 25 years and have concerns about the traffic volume, congestion and parking impacts to our normally quiet residential neighborhood.

I've met with some of the leaders at WVMA and shared my concerns (speeding, parking issues, early and late hours) but their response indicated their inflexibility to work with the neighbors and their willingness to continue to ignore the existing CUP. For this reason, I am reaching out to the Town of Los Gatos for help.

As neighbors to the West Valley Muslim Association (WVMA), I would like to request that the following conditions be included in WVMA's CUP modification:

- Ramadan hours to end at 11 p.m. with all attendees off-site by 11 pm.
- Reduction of traffic during Ramadan.
- No services outside the Town's quiet hours (8 am - 10 pm)
- Cap non-religious events and activities during weekends to alleviate constant neighborhood traffic and noise.
- Allot a maximum number of special event uses per year (i.e. any on-site activity exceeding 100 attendees that is not specifically authorized by CUP) with at least 90 days prior notice to neighbors.

Thank your for your time,

Mark Leonard

[redacted]

From: Summer Che <[redacted]>
Sent: Thursday, November 7, 2024 10:59 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA'S CUP Modification!

Dear Jocelyn,

I'm writing to express concerns over the unprecedented traffic volume, congestion and parking impacts to our normally quiet residential neighborhood. As neighbors to the West Valley Muslim Association (WVMA), we would like to request that the following conditions be included in WVMA's CUP modification:

- Ramadan hours to end at 11 p.m. with all attendees off-site by 11 pm.
- Mandatory off-site park and ride program to be implemented for all Ramadan attendees based on the detriment to public health, safety and general welfare; and impairment to integrity and character of the zone. Shuttles to pick up and drop off passengers only on WVMA property.
- Mandatory off-site park and ride program for any prayer services outside the Town's quiet hours (8 am - 10 pm)
- Cap non-religious events and activities during weekends to alleviate constant neighborhood traffic and noise.
- Allot a maximum number of special event uses per year (i.e. any on-site activity exceeding 100 attendees that is not specifically authorized by CUP) with at least 90 days prior notice to neighbors.
- WVMA implemented an outreach campaign asking attendees to be respectful of the neighborhood, refrain from speeding/street racing, making U turns in residents' driveways, reversing down Farley Road from exit driveway to entrance, and adhere to quiet hours. etc.

Warm Regards,

Summer

From: Mike Baker <[redacted]>
Sent: Monday, November 4, 2024 2:03 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov> **Cc:** Amanda Baker <[redacted]>
Subject: WVMA LG feedback

Hi,

This is Mike & Amanda Baker, homeowners sharing a fence with WVMA on [redacted]. We don't deal with their traffic but are concerned with their extended hour request. We understand they are asking to start services as early as 4:30 am and as late as 11:30pm. We have a child that goes to a local elementary and is a very light sleeper and we also both work and those hours would be very disruptive to us.

The WVMA are great people and I don't mind their music playing, cars driving in / parking (which is next to our back yard and bedrooms), car doors shutting, accidental alarms going off, kids playing, conversations, etc. during normal hours.

Although they are respectful, If they have noise before 7am and after 9pm would greatly us and our ability to relax and sleep at night. They cannot control the noise their cars make driving in and closing doors and alarms going off which is loud when they arrive and leave alone.

Please let me know if we need to share this with anyone else or if there are any updates.

Mike & Amanda Baker
Sent from my iPhone

From: Jeremy Braidish <[redacted]>
Sent: Monday, November 4, 2024 10:51 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: WVMA Followup

Dear Jocelyn,

I'm writing to express concerns over the unprecedented traffic volume, congestion and parking impacts to our normally quiet, residential neighborhood. As neighbors to the West Valley Muslim Association (WVMA), we would like to request that the following conditions be included in WVMA's CUP modification:

- Ramadan hours to end at 11 p.m. with all attendees offsite by 11 pm.
- Mandatory off-site park and ride program to be implemented for all Ramadan attendees based on the detriment to public health, safety and general welfare; and impairment to integrity and character of the zone. Shuttles to pick up and drop off passengers only on WVMA property.
- Mandatory offsite park and ride program for any prayer services outside the Town's quiet hours (8 am - 10 pm)
- Cap non-religious events and activities during weekends to alleviate constant neighborhood traffic and noise.
- Allot a maximum number of special event uses per year (i.e. any on-site activity exceeding 100 attendees that is not specifically authorized by CUP) with at least 90 days prior notice to neighbors.
- WVMA to implement outreach campaign asking attendees to be respectful of the neighborhood, refrain from speeding, making U turns in residents' driveways, reversing down Farley Road from exit driveway to entrance, adhere to quiet hours. etc.

My wife and I feel that these are very reasonable asks. In our 10 years living in this zone on Farley, we've not witnessed the volume of cars traveling at high speeds before turning into WVMA (presumably because they're running late), the volume of overflow parking in front of our home (for long periods of time) that don't allow us or our guests access to street parking and the unwillingness of WVMA leadership to put themselves in our shoes (and truly collaborate) as I can guarantee they themselves would not accept this in their own neighborhoods.

Thank you,

Jeremy & Anne Braidish [redacted]

From: Huzaifah Simjee [redacted]
Sent: Saturday, March 14, 2026 12:20:30 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [redacted]
Subject: WVMA Use Permit in Los Gatos

[EXTERNAL SENDER]
Hey Jocelyn,

I'm Huzaifah Simjee and I'm emailing you in support for the WVMA modified permit allowing morning and night prayers as well as Ramadan prayers.

I moved to NorCal back in October 2024 and, in a time when I didn't know anyone, WVMA welcomed me with open arms and gave me a beautiful and loving community with friends I hope to keep forever. I've always felt that this is not only a testament to the type of community WVMA is but also to Los Gatos as a city that creates a nurturing environment for communities like WVMA to thrive.

I really hope to see you continue doing the great work you've been doing and allow this community that has grown so close to my heart to thrive and be a beneficial resource within Los Gatos.

Thanks,
Huzaifah Simjee

From: [redacted]
Sent: Saturday, March 14, 2026 10:53 AM
To: Alexa Nolder <ANolder@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>
Subject: Oppose Application to Modify Conditional Use Permit– 16769 Farley Road | The "Farley Road Residential Consistency" Precedent - PUBLIC COMMENT

[EXTERNAL SENDER]

Dear Planning Commission and Associate Planners,

I am writing to formally oppose the proposed application for the modification of the Conditional Use Permit (CUP) for 16769 Farley Road. As a resident, I urge the Commission to maintain the same standards of neighborhood protection it has historically applied to our specific street.

The "16750 Farley Road" Precedent

The Planning Commission and Town Council have established a clear history of protecting the residential character and "quiet enjoyment" of families on Farley Road. In the case involving the major addition at 16750 Farley Road, the Town intervened specifically to address the concerns of the neighbor at 16472 Farley Road.

In that instance, the Town mandated significant project modifications to protect the neighbors, including:

- Lowering building heights to reduce massing and scale.
- Restricting window placement to preserve residential privacy.
- Requiring specific landscape buffering to mitigate the visual and environmental impact on the adjoining property.

The Town's decision in the 16750 Farley case proved that the "residential feel" and the specific concerns of Farley Road homeowners outweigh an applicant's desire for expansion.

Application to 16769 Farley Road

If the Town was willing to force a homeowner to lower their roofline and move windows just to protect the privacy of one neighbor on our street, it must apply that same standard of care to our entire community. The proposed modification at 16769 Farley Road introduces late-night

and early-morning traffic, noise, and intensity that far exceed the impact of any residential second-story addition.

Allowing this expansion would be a direct contradiction of the "Neighborhood Compatibility" and "Massing and Scale" protections the Town has already upheld for Farley Road residents. We ask the Commission to remain consistent with its prior rulings and deny this modification to protect the established rhythm of our neighborhood.

Sincerely,

[redacted]

Farley Neighbor, Los Gatos

From: Aaisha Shaik [redacted]
Sent: Saturday, March 14, 2026 3:21:13 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [redacted]
Subject: WVMA Modified Permit

[EXTERNAL SENDER]

Dear Jocelyn Shoopman,

My name is Aaisha and I am fairly new to the Los Gatos community. My husband and I moved here over a year ago for work. We didn't know anyone in the area and months before we even made the move an acquaintance saved WVMA into my phone saying that the community there is very welcoming. When I reflect on the impact this community has had on my life after moving to California I think about the friends I have made at WVMA and how I would have not met them otherwise. WVMA is much more than a place of worship in the community, it is where people come to volunteer, to learn, to attend weddings and funerals. As a community we are doing our best despite the circumstances to cause the least amount of disturbance to the neighborhood. Every event, without fail, leadership makes numerous announcements about keeping parking, noise and traffic to a minimum. Which is why I am asking you to consider supporting WVMA's modified use permit to allow us to continue being a welcoming place for the community. I hope that our efforts as a community are not unnoticed by you or the neighborhood and we will continue to do our best to keep doing better.

Regards,

Aaisha Shaik Aitq

From: [redacted]
Sent: Saturday, March 14, 2026 4:22 PM
To: 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>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Conformity and Double Standard - Opposition 16769 Farley Road

[EXTERNAL SENDER]

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Council and Commission,

As a +20 year homeowner in Los Gatos, I am intimately aware of how strictly this Town enforces conformity and in many ways that enforcement is why Los Gatos is still a very desirable place to call home. If a resident tries to remodel a kitchen, add a second story or anything that could impact the character of the neighborhood and the city, they are subjected to months of rigorous Design Review to ensure our private homes "conform" to the neighborhood's quiet, small-town charm.

Why, then, is the Town considering yet another change to the already modified C.U.P.? The proposed hours of expansion will allow a regional-scale assembly—larger than Fisher Middle School—to operate in the middle of a quiet residential street from 4:00 AM to 11:30 PM? We don't allow businesses to operate at these hours in business districts. How can we consider this for a R-1 zoned small quiet residential neighborhood?

1. The Conformity Double Standard: Scale and Intensity: The Town routinely denies residential projects for being "out of scale." Yet, the applicant is asking for a 20-hour workday (4 AM to midnight) all while having a facility with a 41% parking deficit. This isn't a corner lot on a main boulevard; this is 16769 Farley Road is situated in the heart of our neighborhood. If a homeowner and local businesses are held to city standards in order to maintain "neighborhood character," how can the Town justify a 1,217-person regional hub—larger than the student body of Fisher Middle School—operating while families are trying to sleep or walk to school? This is a commercial-scale operation forced into a space that was never engineered to hold it.

2. Speeding on Residential Feeder StreetsUnlike a facility on a major arterial road like Winchester, this location sits in the middle of a residential network. When 1,200+ people depart at once in the predawn or late-night hours, Farley Road becomes a high-speed exit ramp.

<u>Dangerous Acceleration:</u> As drivers leave the facility and turn from Farley onto the connecting feeder streets (like Frank or Flintridge), they "speed away" to reach the main roads or make traffic lights.

NO SIDEWALKS: Most streets in this neighborhood have no sidewalks. So as these, already occurring traffic jams happen, walkers and cyclists are forced to the center of the road into oncoming traffic. As a dog walker and avid cyclist I have experienced this issue myself.

Blind Spots & Narrow Shoulders: Our streets have several dangerous turns and blind spots where visibility is severely limited. Forcing hundreds of drivers—who are often rushing to get home or to work—to navigate these blind curves in total darkness with no streetlights and no sidewalks is a recipe for tragedy.

Neighborhood Saturation: This isn't just about one property; it's about the safety of every child and senior living on these "feeder" routes. Headlights sweep into bedroom windows on every curve, and the sound of accelerating engines at 4:00 AM permanently destroys the "quiet enjoyment" of this R-1 zone

As a long-time resident and parent, I ask you to approach this decision with empathy and to consider not only the inconvenience these changes will cause, but also the very real safety risks created when hundreds of cars are released onto narrow residential streets within minutes—especially late at night and in the morning. These are the same streets where your constituents, both young and old, walk their dogs or walk and ride to school, and live their daily lives.

Bottomline if a project doesn't conform to the safety, scale, and quiet of an R-1 neighborhood, it should be **DENIED**.

Sincerely,

[redacted], Resident and Home Owner

[redacted] - Los Gatos, CA

From: cortney bui [redacted]

Sent: Friday, March 13, 2026 9:57 PM

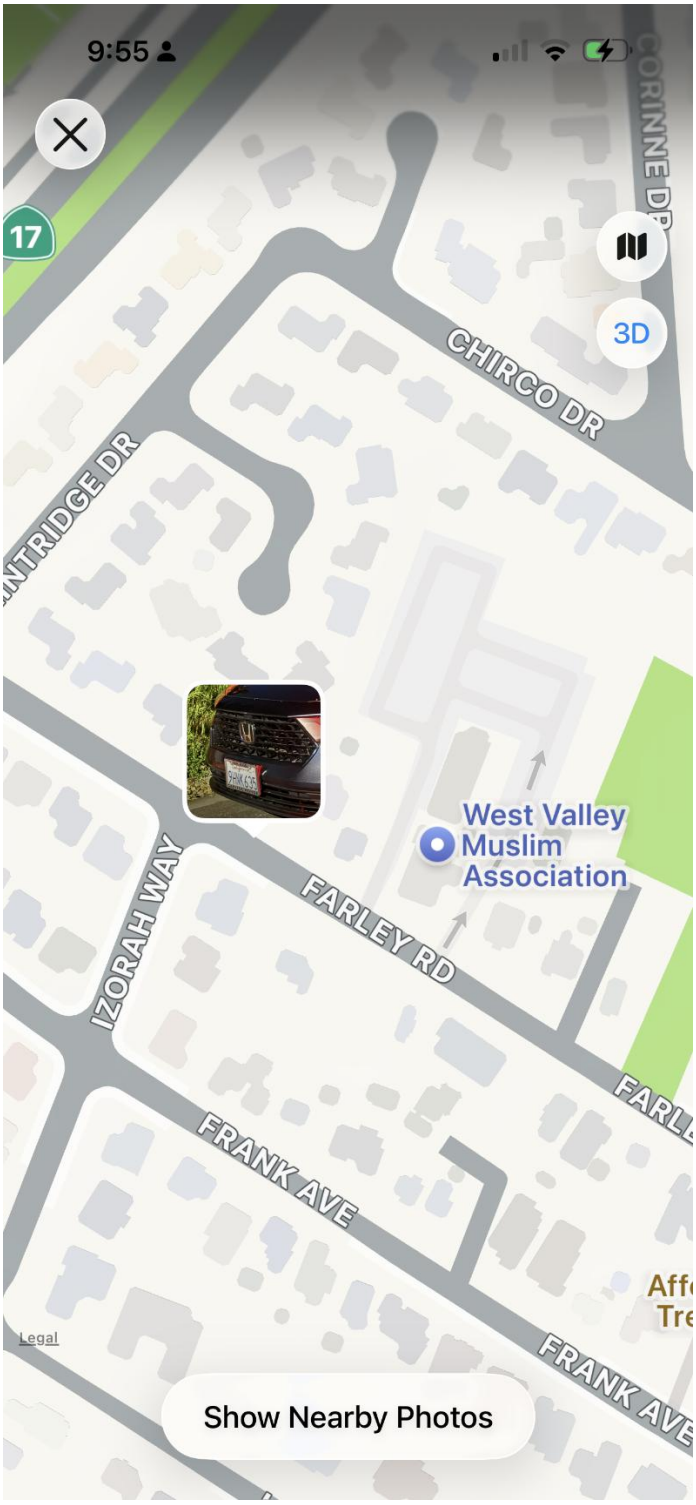
To: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>

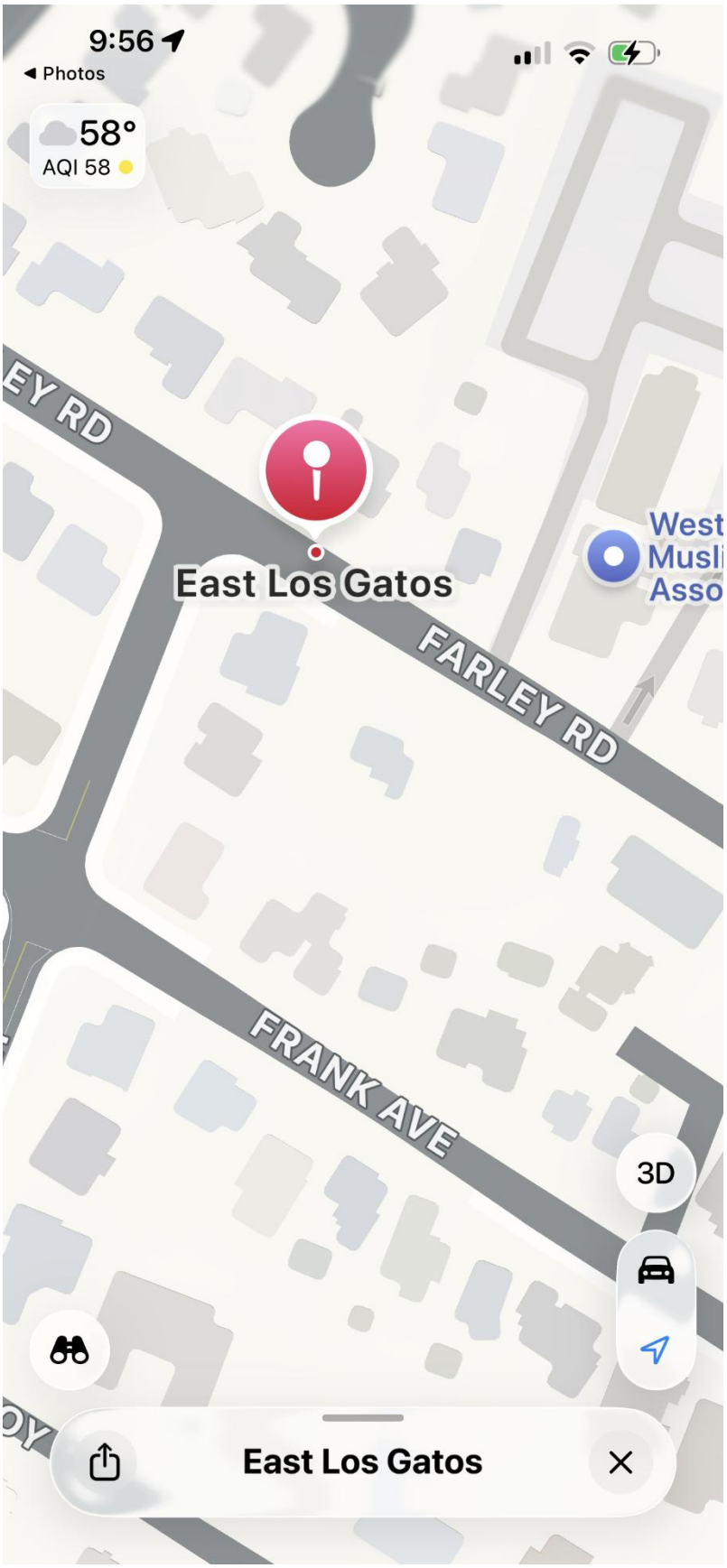
Subject:

[EXTERNAL SENDER]

I am writing to report a serious public safety incident that occurred today on Farley Road, directly related to the ongoing parking and traffic issues surrounding the property at 16769 Farley Road (U-24-010).

At 9:48pm, I observed a vehicle illegally blocking a fire hydrant on this street. I have already contacted the Los Gatos-Monte Sereno Police Department to report this violation.


9:55
17
CORINNE DR
3D
CHIRCO DR
NTRIDGE DR
West Valley
Muslim
Association
IZORAH WAY
FARLEY RD
FRANK AVE
FRANK AVE
Legal
Show Nearby Photos


9:56
Photos
58°
AQI 58
EY RD
East Los Gatos
West
Musli
Asso
FARLEY RD
FRANK AVE
3D
East Los Gatos

This incident is a direct illustration of the dangerous "overflow" parking that occurs when this facility exceeds its capacity. Blocking a fire hydrant is not just a parking nuisance; it is a life-threatening hazard that compromises the Santa Clara County Fire Department’s ability to respond to emergencies in our neighborhood.



As you consider the applicant's request for expanded hours and increased intensity of use, I urge you to recognize that:

Current Capacity is Already Unsafe: The street cannot safely accommodate the current volume of vehicles, leading to illegal parking that blocks critical fire infrastructure.

Approval Will Exacerbate Hazards: Granting a permit for more occupants or hours will only increase the frequency of these safety violations.

Duty to Protect Residents: The Town has a legal obligation to ensure that its land-use decisions do not create "dangerous conditions" on public property, such as obstructed emergency access.

I request that this report be included in the official project file and distributed to the Planning Commissioners before the next hearing.

Thank you,

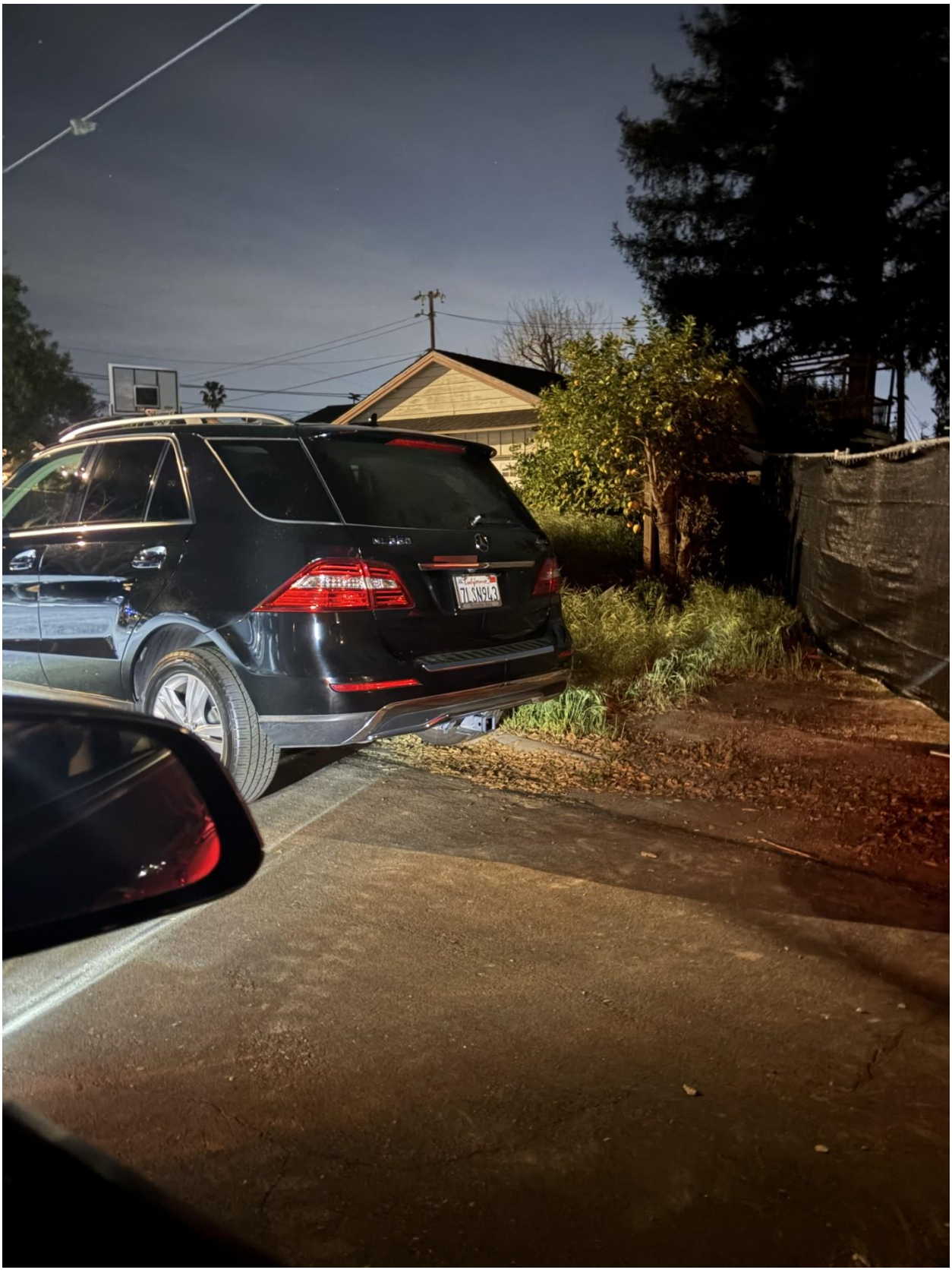
Cortney Bui

[redacted].

From: Cortney Bui [redacted]
Sent: Sunday, March 15, 2026 10:13 PM
To: 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>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Re:

[EXTERNAL SENDER]

Same fire hydrant, different license plate, just another night. I just called in to report this is not safety for the community. On Farley, next to WVMA.



From: Althea Tran[redacted]
Sent: Friday, March 13, 2026 8:44 PM
To: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Public Comment Item: 16769 Farley Road (CUP Application U-24-010) Dear Los Gatos Planning Commission

[EXTERNAL SENDER]

I am writing as a concerned resident to provide public comment regarding the Conditional Use Permit (CUP) application for 16769 Farley Road (Application U-24-010).

While I respect the right to religious observance, I have significant concerns regarding how this project and its proposed expanded hours are impacting our community. Specifically, I am concerned that religious affiliation is being leveraged in a way that feels intimidating to residents who wish to voice legitimate planning and land-use objections.

The Planning Commission's role is to ensure that any permit modification remains compatible with the surrounding residential neighborhood. I urge the Commission to:

- Prioritize Resident Safety: Ensure that no group or applicant uses religious standing to stifle public discourse or intimidate neighbors during the town's evaluation process.
- Maintain Neighborhood Character: Strictly evaluate how expanded hours of operation will affect local traffic, noise levels, and the overall peaceful character of this residential area.
- Uphold Fair Process: Ensure that the approval process remains focused on objective land-use standards and does not yield to pressure or intimidation tactics.

I request that this comment be included in the official record and the agenda packet for the next scheduled hearing.

Sincerely,

Althea

Los Gatos Neighborhood

From: Gai le [redacted]
Sent: Friday, March 13, 2026 8:41 PM
To: Rob Moore <RMoore@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Erin Walters <EWalters@losgatosca.gov>
Subject: Public Comment Item: 16769 Farley Road (Application U-24-010)

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am writing as a resident deeply concerned about the Conditional Use Permit (CUP) application for 16769 Farley Road (U-24-010).

The applicant is currently mobilizing hundreds, and potentially thousands, of members from throughout the region to demonstrate public support. While the town allows for broad public input, I urge the Commission to distinguish between general support from a massive organization and the actual land-use impacts on the small handful of residents who live immediately adjacent to the site.

As neighbors, we find ourselves in an impossible position. We are a few families facing a large, coordinated campaign. Many of us are fearful of speaking up because we are being vastly outnumbered by people who do not live here, yet our names and home addresses become part of the public record when we participate.

Furthermore, I must ask: since when is any organization, regardless of religious affiliation, above the law? The Planning Commission’s mandate is to protect the character and safety of our specific residential neighborhood. Religious status should not exempt an applicant from the same objective standards—such as noise, traffic, and residential "quiet hours"—that any other entity must follow.

I request that the Commission:

- Weight Local Impact Over Membership Numbers: Prioritize the testimony of the residents who will deal with the daily noise and traffic impacts of expanded hours, rather than the sheer volume of support from non-resident members.
- Apply Laws Equally: Hold the applicant to the strict residential standards of the R-1 zone, ensuring no special exemptions are granted that would negatively impact the neighbors' quality of life.

- Acknowledge the Climate of Intimidation: Recognize that the scale of this mobilization makes it difficult for local neighbors to feel safe participating in the public process.

Our neighborhood’s peace and stability should be protected based on objective planning standards and the Town’s General Plan, not dictated by which side can generate the most "public" pressure.

Sincerely,

[Your Name]

[Your Address/Neighborhood]

From: Josh Stone [redacted]
Sent: Friday, March 13, 2026 8:26 PM
To: Rob Moore <RMoore@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Maria Ristow <MRistow@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>
Subject: Violation of Zoning Integrity and Policy LU-1.4 – 16769 Farley Road

[EXTERNAL SENDER]

Dear Los Gatos Town,

I am writing to oppose the CUP modification for 16769 Farley Road. The Town has a legal and municipal obligation to its residents to uphold the integrity of the R-1-8 (Single-Family Residential) zone—a "social contract" that was clearly defined when the WVMA purchased this property in 2018.

1. The Legal Obligation to Protect Zoning Integrity

Under Town Code § 29.20.190, this Commission is legally tasked with ensuring that any conditional use does not "impair the integrity and character of the zone."

2. Violation of General Plan Policy LU-1.4: "Blend vs. Compete"

This proposal directly violates General Plan Policy LU-1.4, which mandates that non-residential uses in neighborhoods must "blend rather than compete" with the established neighborhood scale.

- The WVMA Strategic Planning Update (Jan 2026) explicitly outlines a goal for "regional consolidation" and "unity across Saratoga and Los Gatos."
- This confirms that the facility is no longer a localized neighborhood use. It has become a high-intensity regional destination that "competes" with our homes for street space, quiet enjoyment, and safety.

3. The Town's Duty to Residents

The Town's primary legal obligation is to protect the public health, safety, and welfare of its residential districts. By the applicant's own admission, they are conducting "scenario testing and capacity analysis" for growth. Our residential safety and the R-1-8 designation cannot be subject to "capacity testing." If a Single-Family zone can host thousands of regional visitors and operate into late-night hours, the Town has failed its obligation to maintain the very zoning laws it is sworn to enforce.

We ask the Commission to uphold Policy LU-1.4 and Town Code § 29.20.190 by denying this modification.

Sincerely,

Josh S. & 50+ neighbors

Farley Dr.

Los Gatos Resident

From: Luan Huynh [redacted]
Sent: Friday, March 13, 2026 8:51 PM
To: Maria Ristow <MRistow@losgatosca.gov>; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Rob Moore <RMoore@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Public Comment from Senior Resident: 16769 Farley Road (Application U-24-010)

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

I am a senior resident living near 1600 Farley Road, and I am writing to share my deep concerns regarding the proposed expansion of hours and operations (Application U-24-010).

As someone who relies on a walker for mobility, my perspective is not about politics or religion—it is about my basic safety and my ability to live peacefully in my home. I am very concerned that the massive influx of people and vehicles this expansion will bring—mobilized from a membership base of thousands—will make my neighborhood inaccessible and unsafe for me.

The Town has a legal and ethical obligation to protect its most vulnerable residents. I urge the Commission to consider the following:

- Pedestrian Safety and ADA Access: Increased traffic and illegal or overflow parking often block sidewalks and curb cuts. For a senior on a walker, a blocked sidewalk isn't just an inconvenience; it is a dangerous barrier that forces me into the street. The Town must ensure that any expansion does not violate ADA (Americans with Disabilities Act) standards for neighborhood accessibility.
- The Law Must Apply to Everyone: I have lived a long time and understand that rules exist to keep a community functional. No organization is above the law or the local zoning codes. Religious affiliation should not grant a "pass" to ignore the noise and traffic standards that protect a quiet residential neighborhood.

I ask the Commission to prioritize the safety and mobility of local seniors over the desires of a large organization to expand beyond what a residential street can handle. Please keep our neighborhood safe, accessible, and quiet.

Sincerely,

Luan Huynh, A senior concerned resident.

Farley Drive

From: [redacted]
Sent: Monday, March 16, 2026 10:58 AM
To: Mary Badame <MBadame@losgatosca.gov>; mristrow@losgatosca.gov <mristrow@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Official Opposition: Scale and Procedural Failures at 16769 Farley Road

[EXTERNAL SENDER]

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Council and Commission,

As a resident of the impacted R-1 neighborhood, I am writing to formally oppose the CUP modification for 16769 Farley Road. While the applicant presents this as a "neighborhood-scale" request, the data shows a Regional Hub attempting to force an incompatible 20-hour operation into a quiet residential zone.

I ask the Town to deny this modification based on the following:

1. Statistically Invalid Noise Data

The 2025 noise study was conducted between January 31 and February 11—outside of peak Ramadan hours. Relying on "off-peak" data to approve a 4:00 AM expansion is statistically reckless. It fails to measure the true impact of 1,200+ people arriving in a quiet residential cul-de-sac while families are sleeping.

2. The "Honor System" is Not a Binding Mitigation

The applicant's plan relies on "reminders" and "signs" for 35% of its proposed mitigations. The Town has no legal mechanism to enforce a "reminder." A Conditional Use Permit must be based on physical, enforceable controls, not an applicant's promise to "self-police."

3. Shifting the Fiscal Burden to Taxpayers

The applicant admits their expansion will require increased police patrols and Town-funded speed bumps. This is a "taxpayer externality"—shifting the financial burden of a private regional hub onto the residents of Los Gatos. Private convenience should not be funded by public tax dollars.

4. Temporary Fixes for Permanent Impacts

The applicant admitted that certain noise-reducing measures, like the removal of gate tracks, are temporary. It is a "bait-and-switch" to grant a permanent hour extension based on temporary physical changes.

5. Outreach Failure (57% Gap)

The applicant's "Neighborhood Outreach" report is deceptive. Of the 35 identified properties, nearly 57% were never successfully contacted. There is no community consensus for this expansion; there is only a lack of engagement from the applicant.

6. The Power Imbalance: Professional Outreach vs. Resident Reality

It is important to note the massive disparity in resources here. The applicant is a formal, professional organization with a regional reach, a dedicated staff, and the communication tools to mobilize thousands of constituents from across the Bay Area. We, the neighbors, are individual residents—families and retirees operating without a PR firm or a professional campaign. We do not have the means to "out-shout" a regional organization, but we are the only ones who will suffer the 4:00 AM consequences.

We ask the Town to protect its residents from this regional-scale pressure and uphold the R-1 zoning standards.

Please protect our neighborhood and deny this modification.

Sincerely,

Roger & Ann Bundlie

[redacted]

Los Gatos, CA 95032

From: Mark Leonard [redacted]
Sent: Monday, March 16, 2026 11:53 AM
To: 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>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Land Use Neutrality and Safety Concerns: Opposition to 16769 Farley Road

[EXTERNAL SENDER]

Dear Mayor Moore, Vice Mayor Ristow, and Members of the Council and Commission,

As a 26 year resident of the Farley Road neighborhood, I am writing to formally oppose the CUP modification for 16769 Farley Road. To be absolutely clear: **This is not an issue of religion; it is an issue of land-use intensity.**

Our opposition is not based on who is inside the building or what they are doing; it is based entirely on the **physical impact of what happens outside the building** and how it affects the safety of our R-1 neighborhood.

1. Glaring Inconsistency with Recent Town Precedents

The Town of Los Gatos has a documented history of prioritizing residential "quiet enjoyment" over commercial or institutional expansion. Granting a 4:00 AM start time here would directly contradict the very standards the Town just enforced elsewhere:

- The Club at Los Gatos (Main Street): The Town strictly limited this commercial establishment to a 10:00 PM cutoff, seven days a week, specifically to protect nearby residents from noise and traffic.
- Los Gatos High School: In late 2025, Town staff recommended against changing on-street parking limits, citing the need to prioritize "small-town charm" and prevent overflow into residential zones.
- Strict Loading Zones: The Town recently restricted school loading hours to exact 60-minute windows (7:30 AM and 2:00 PM) to ensure traffic does not "bleed" into the rest of the day for neighbors.
- Resident Construction: Even homeowners are prohibited from performing repairs on their own property outside of 8:00 AM to 8:00 PM.
  The Question: If the Town enforces a 10:00 PM limit on Main Street and strict caps on our local high school, why would it permit a 1,217-person regional assembly to begin at

4:00 AM in a quiet residential cul-de-sac? The law must be neutral; if it’s too loud for a loading zone, it’s too loud for an R-1 neighborhood.

2. The "Darkness" Hazard and Infrastructure Failure

Unlike major commercial boulevards, Farley Road has **no streetlights and no sidewalks.** Forcing a surge of hundreds of vehicles and pedestrians onto dark, shoulder-only roads at 4:00 AM or 11:30 PM is a recipe for a tragedy. Physics does not care about the mission of the organization; it only cares about the capacity of the road. This infrastructure was never engineered for "Regional Stadium" intensity during sleeping hours.

Please remain consistent with Town precedents and protect our R-1 neighborhood. Deny this CUP expansion.

Sincerely,

Mark Leonard

[redacted]

From: Kim Ratcliff [redacted]
Sent: Monday, March 16, 2026 3:46 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Cc: jimratcliff [redacted]; Sblend Sblendorio [redacted]
Subject: Formal Opposition to CUP Modification U-24-010 (16769 Farley Road) - Discrepancy in Proximity

[EXTERNAL SENDER]

Dear Los Gatos Planning Commission,

We are writing as concerned residents and next door neighbors to formally oppose the requested modification to the Conditional Use Permit (U-24-010) for the West Valley Muslim Association (WVMA).

The applicant's proposal relies on a misleading metric: the distance from their building entrance to our homes. In a residential zone, noise impact is not measured from a doorway; it is measured from the source of the disturbance. While the applicant claims a ~200-foot buffer, the actual source of noise—the parking stalls and vehicle pathway—is significantly closer to our bedroom.

The Discrepancy in Proximity:

- **Applicant Claim:** 186–274 feet from the auditorium entrance to nearby homes.
- **Physical Reality:** Parking and idling noise occurs as close as **30 feet** (16793 Farley Rd), **42 feet** (16771 Corcel Ct), and **47 feet** (16760 Chirco Dr). (See Google map images below)

Technical Flaws in the April 2025 Noise Analysis:

The current study is insufficient for a residential "quiet hours" expansion for two reasons:

1. **Averages vs. Peaks:** The study uses Leq (average noise), which mathematically "hides" the very disturbances that wake residents. A car door slam or engine start at 30 feet measures 65–70 dBA. Even if the average noise stays low, these individual Lmax (peak) events at 4:00 AM are "startle noises" that violate the 45 dBA interior sleep threshold and the 100-foot sleep protection zone (Code Sec. 16.20.010).
2. **Lack of Peak Data:** The analysis was not conducted during high-intensity periods, such as Ramadan nights, when the frequency of these peak noise events is highest.

Requested Conditions of Approval:

If the Commission considers this modification, I request the following protections be mandated:

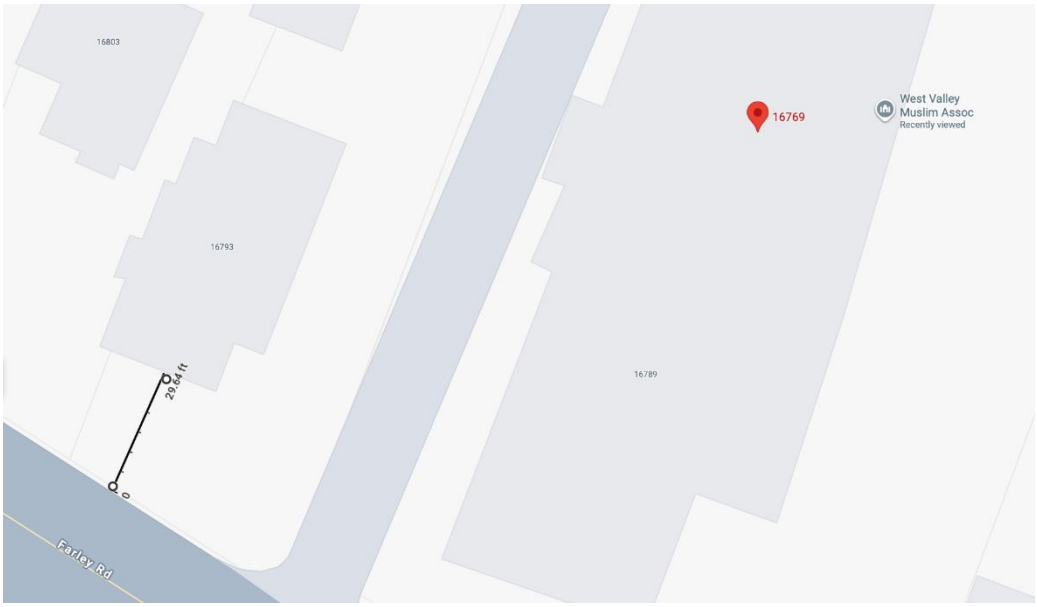
1. **Mandatory 100-Foot Nighttime No-Parking Buffer:** To ensure compliance with **Municipal Code Sec. 16.20.010**, which prohibits activities that disrupt rest within 100 feet of a sleeping quarters between 10:00 PM and 8:00 AM, the Town must **prohibit all parking and vehicle idling within 100 feet** of any residential property line during these hours. As my data shows, current parking stalls at 30–56 feet are well within this protected zone and cannot be used without disrupting resident rest.
2. **Physical Barriers:** Require the applicant to install **permanent signage and physical bollards/chains** to close off these restricted stalls during the requested pre-dawn and late-night hours. Relying on "attendee cooperation" is not an enforceable mitigation measure.
3. **Updated Acoustical Study:** Require a study that specifically measures **Lmax (Peak) events** (Ramadan) at the property line to ensure they do not exceed the 45 dBA interior limit during quiet hours.

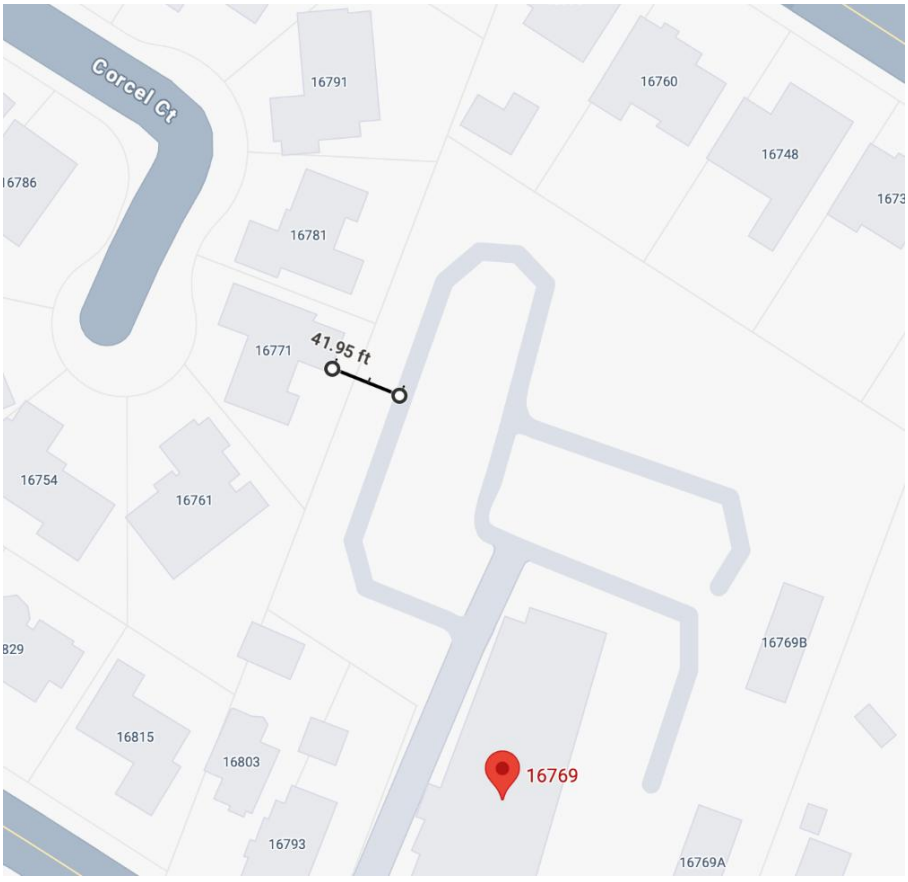
We ask the Commission to prioritize the "quiet enjoyment" and health of long-standing residents over the intensification of this institutional use.

Sincerely,

Kim and Jim Ratcliff

[redacted]




Corcel Ct
16791
16760
16748
16786
16781
16771
41.95 ft
16754
16761
16769B
16815
16803
16769
16793
16769A


Chirco Dr
Corinne Dr
16780
16770
16760
16748
16736
46.97 ft
16769B
West Valley
Muslim Assoc
16769

From: Kim Ratcliff [redacted]
Sent: Monday, March 16, 2026 4:13 PM
To: [redacted]
Subject: Please send this to the Town
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>

Bcc: RMoore@losgatosca.gov; MRistow@losgatosca.gov; MBadame@losgatosca.gov; RRennie@losgatosca.gov; MHudes@losgatosca.gov; kimratcliff13@gmail.com

Subject: CUP Modification – Farley Road (WVMA)

Dear Planning Commission:

We are writing as concerned residents and nearby neighbors to formally oppose the requested modification to the Conditional Use Permit (U-24-010) for the West Valley Muslim Association (WVMA). I am a senior citizen who has lived in my home for 55 years!

Until now, our street has been wonderfully quiet but Farley Road now resembles El Camino Real. I am too scared to cross Farley Road on foot at all times of the year due to WVMA's intensity of activities which occur night and day, Ramadan, and services on Fridays for four hours.

Please take our public safety concerns into account and make Farley Road safe again year round so I can visit my friend who lives on Izorah Way without fearing I will be hit by a car as someone speeds to the applicant's facility routinely to make it on time.

We neighbors suggested shuttles during Ramadan but the applicant was unwilling to consider. The applicant's justification for dismissing a Park and Ride/Shuttle program focuses primarily on internal convenience and organizational preference. However, a Conditional Use Permit (CUP) is a contract with the Town to ensure that a project's intensity does not overwhelm the surrounding residential neighborhood. The "burdens" described by the applicant do not outweigh the Town's responsibility to protect public safety and neighborhood quietude.

1. Operational Convenience vs. Public Safety
The applicant claims that shuttles are a "substantial burden" due to the late hours of Ramadan. While we respect the observance of faith, the **physical constraints of Farley Road** do not change based on the calendar. If the facility cannot accommodate the proposed 450+ attendees without causing traffic gridlock or safety hazards for emergency vehicles, the burden should fall on the applicant to manage their capacity—not on the neighborhood to absorb the overflow.
2. The "Shuttle Swarm" Logic is Flawed
The applicant argues that moving 450 people would require 25 shuttles simultaneously. This actually highlights the core issue: **Farley Road cannot handle 450 people arriving at the same time.** If 12–25 shuttles create a "swarm" that is too loud or disruptive for the neighborhood, then 150+ individual private vehicles (many idling, searching for parking, or doors slamming) create a far more chaotic and permanent impact on residents.
3. Noise Comparison: Shuttles vs. Individual Cars
The applicant suggests shuttles are louder than EVs. However, one modern, professional shuttle replaces 10 to 15 individual car trips. The noise of a single shuttle passing by is objectively less disruptive than 15 separate cars navigating narrow streets, high-beam lights shining into bedroom windows, and the cumulative noise of dozens of people walking from distant street-parked cars to the facility.
4. Accommodating Vulnerable Populations
The applicant mentions the elderly and disabled as a reason to avoid shuttles. In standard transit planning, shuttles are actually a preferred method for accessibility, as they can provide door-to-door drop-

off at the facility entrance, sparing those with mobility issues from walking long distances from overflow street parking on dark residential hills.

5. Financial/Administrative Challenges

Under California land-use law, the financial cost to an applicant to mitigate the impacts of their project is not a valid reason to waive safety or parking requirements. Most high-intensity uses in residential zones (schools, clubs, churches) are required to fund and manage their own traffic mitigation. The applicant's reliance on donations does not exempt them from the standard mitigation costs required of any other developer or organization in Los Gatos.

Conclusion

If the applicant finds a Park and Ride program "impractical," the logical solution is to limit the attendance capacity to a number that the onsite parking can safely support. The neighborhood should not be forced to provide "de facto" parking for a surge in attendance that the facility's own infrastructure cannot handle.

Sincerely,

Rita Skubis
[redacted]

From: Nikki Nguyen [redacted]
Sent: Tuesday, March 17, 2026 12:55 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Formal Opposition: Project U-24-010 (16769 Farley Drive) - Evidence of Neighborhood Detriment

[EXTERNAL SENDER]

Dear Planning Commissioners,

I am writing to formally submit my opposition to the proposed CUP modification for the property at 16769 Farley Drive.

As part of the record for this application, I would like to direct the Commission's attention to a public statement made by the applicant's Executive Director, Lubna Shaikh, in a recent video regarding this project.

At the 2:48 – 2:55 timestamp, the Executive Director states: "It's so rewarding, but your neighbors hate you."

While the applicant chooses to characterize neighborhood concerns as "hate," this admission is a critical piece of evidence for the Commission's decision-making process:

1. Confirmation of Detriment (Town Code 29.20.190): The Town Code is clear that a Conditional Use Permit (CUP) must not be detrimental to the health, safety, or general welfare of the neighborhood. By the applicant's own admission, the current operation has already created a significant, documented conflict. If the applicant acknowledges such a negative impact on the residents, then any expansion of hours or intensity is, by definition, detrimental to the general welfare.
2. Failure to "Blend" (General Plan Policy LU-1.4): Our General Plan requires that non-residential uses in residential zones must "blend and not compete" with the surrounding neighborhood. A project that the director admits is in such deep conflict with its neighbors has already failed this standard.
3. Objective Impacts vs. "Hate": Our opposition is not personal; it is based on the preservation of the quiet enjoyment of our homes. We object because the proposed expansion of hours and intensity on a narrow residential street like Farley Drive is incompatible with the safety and character of our community.

If the current scale of the operation is already admittedly problematic for the neighborhood, the Planning Commission has no legal or planning basis to approve an increase in that activity.

I urge the Commission to deny this modification and uphold the protections of the Los Gatos Town Code and General Plan.

Sincerely,

Nikki Nguyen

Los Gatos Blvd Resident

From: Wash & Dry [redacted]
Sent: Tuesday, March 17, 2026 1:02 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Rebuttal to Applicant's Justification for CUP Modification (Farley Road)

[EXTERNAL SENDER]
The applicant's testimony regarding their "Decades Long Extensive Search" (Pages 5–7) provides the clearest evidence for why this CUP modification should be denied. We urge the Commission to consider the applicant's own admissions as follows:

1. "Zoning Restrictions" Exist for a Reason

The applicant admits they struggled with zoning laws that "limit usage to residential areas" for religious facilities. These laws are not "obstacles" to be overcome; they are essential protections for residents. By the applicant's own admission, they chose a site in a strictly residential zone because they could not find or afford a commercial or industrial site. The residents of Farley Road should not be forced to bear commercial-level impacts simply because the applicant found residential land to be their only affordable option.

2. Land Cost vs. Neighborhood Character

The applicant notes that "increased land values" made it difficult to acquire larger properties. However, an inability to afford a properly sized commercial lot does not grant an applicant a "discount" on neighborhood compatibility. Financial constraints do not change the physical capacity of Farley Road. If the applicant cannot afford a site that fits 450 people, they must limit their attendance to fit the site they actually purchased. A residential neighborhood is not an "overflow parking lot" for an organization that has outgrown its footprint.

3. The "Mere Chance" Admission

The applicant states they "happened on the Los Gatos facility by mere chance" after a developer's plan for 10–17 homes faced "stiff opposition." This proves the applicant was fully aware that the neighborhood was already sensitive to density and traffic impacts. By proposing an intensity of use (450+ people) that far exceeds the impact of those 17 homes, the applicant is disregarding the very residential standards they knew existed when they acquired the property.

4. The "Buyer Beware" Principle

The applicant admits they purchased the Farley Road property knowing it was an "existing religious facility" with a specific, limited CUP. They chose to buy into a fixed footprint and a specific neighborhood context. An organization's growth beyond that established capacity

is a reason to find a larger, appropriately zoned site—not a reason to force a quiet residential neighborhood to accept commercial-level traffic and noise.

5. The Saratoga Comparison Proves the Point

The applicant argues their use of the Saratoga Prospect Center is "compatible" with residential life. However, that site is a City-owned facility on 2.6 acres with 150 parking spots. If the applicant requires a facility of that scale to operate effectively, it proves that the Farley Road site—which is tucked deep into a residential street—is fundamentally the wrong location for this level of expansion.

6. False Equivalency: Saratoga Prospect Center vs. Farley Road

Comparing the Saratoga rental to the Farley Road property is an "apples-to-oranges" argument. The Saratoga site is a public facility with different ingress/egress patterns designed for high turnover. Farley Road is a narrow residential street where sound echoes and traffic bottlenecks uniquely. Successful management of a rented hall for limited hours does not prove that a permanent, high-intensity expansion here will avoid a devastating cumulative impact on the neighbors who live here 365 days a year.

7. Operational Convenience vs. Land-Use Impacts

The applicant cites the "burden" of setting up and tearing down at the Saratoga Prospect Center as a justification for expanding their Los Gatos site. However, internal operational convenience for an applicant is not a valid basis for a CUP modification. The Town's responsibility is to mitigate external impacts on the residents—such as noise, traffic, and safety—not to solve the applicant's logistical preferences or "labor-intensiveness." If their current facility requires staggered prayers and rented space to function, it confirms the project has already reached its "by-right" capacity at the Farley Road location.

Conclusion

The applicant is asking the Town to be "lenient" on zoning and safety standards because they had a hard time finding a building and find renting space inconvenient. In a Residential Zone, there is no room for leniency regarding traffic safety, noise, and the "quiet enjoyment" of our homes. We ask the Planning Commission to uphold the integrity of the R-1 zone and deny this modification.

Sincerely,

Nam Nguyen
Los Gatos Blvd Resident

From: Jinping Yang [redacted]
Sent: Tuesday, March 17, 2026 10:41 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; planning@losgatosaca.gov
Subject: Opposition to WVMA CUP Modification

[EXTERNAL SENDER]
Dear Sir/Madam,

This email is to express our opposition to WVMA's CUP modification request. My family lives at [redacted], right across the street to the mosque. It is imperative to convey our opinion before it gets too late, along with many others in the neighborhood who have signed the petition.
Saw it on Nextdoor where someone brought up Islamophobia, which cannot be further from the truth. Just for one counter-argument, my family doctor used to be Dr. Naeem Hashmi, until his Crescent Medical Center became out of network. Dr. Hashmi frequents WVMA. The only reason is the intensity of the use of the facility is beyond reasonable and disruptive to the quiet nature of our neighborhood, even given the fact that WVMA has been self regulating somewhat in the past two years. The reality is, our neighborhood has changed. The least we can do is to try to stop it from getting worse.
Judging by the daily motorcade on Farley Rd, most prayers are at least upper middle class. We respect them and wish them well. However, their success should not come at our expense. From what I heard, WVMA does have options to expand their practice elsewhere. As far as this neighborhood is concerned, I do not see a win-win solution.
Appreciate your kind attention to this matter. Please hear the voices from the neighborhood.

Thanks & best regards,
Jinping Yang & Zhuo Wang
[redacted]

From: Roohina diwan [redacted]
Sent: Tuesday, March 17, 2026 10:26:12 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: [redacted]
Subject: Youth Perspective on the Importance of WVMA

[EXTERNAL SENDER]
Dear Mrs. Shoopman,
My name is Ayah Zaafran. I am 12 years old and a 7th grader, and I wanted to share how important the West Valley Muslim Association has been in my life.
Although my family lives in Evergreen, we often drive to Los Gatos because this community center is such a meaningful place for us. It is where I have learned the importance of service, leadership, and creativity.
Through activities at the center, I have helped make blankets for people in need, participated in art contests, and discovered my love for performing arts. My first performance was there, and the encouragement I received helped me grow the confidence to perform in multiple productions.
I am also a Girl Scout, and many of the values I learn there—leadership, service, and helping others—are the same values that this community center encourages in young people.
Most importantly, it is a place where youth like me feel supported and encouraged to grow. It helps young people build confidence, friendships, and a sense of belonging while learning how to give back to the community.
Thank you for taking the time to listen to a youth perspective and for considering how important spaces like this are for young people.
Sincerely,
Ayah Zaafran

From: Roohina diwan [redacted]
Sent: Tuesday, March 17, 2026 10:31:46 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Support for WVMA CUP Request

[EXTERNAL SENDER]
Dear Mrs. Shoopman,

My name is Roohina Diwan, and I am the mother of four children who have all grown up connected to the West Valley Muslim Association community.
For our family, WVMA is not simply a place of worship—it is where our children learn the values of service, leadership, and community engagement. My children volunteer there, participate in youth programs, and learn how to give back to others.
Two of my children are currently involved in the youth council, which has provided them with meaningful leadership opportunities and a space to develop confidence and responsibility. Through the center, our family has participated in volunteer projects such as making blankets for children with extended hospital stays and supporting other community service initiatives, including providing meals and hygiene kits to the unhoused.
As a parent, it means a great deal to have a place where my children feel supported, safe, and encouraged to grow into compassionate and engaged members of the community.
We are grateful for the role WVMA plays in helping families like ours raise children who care deeply about service, leadership, and contributing positively to the broader Los Gatos community.
Thank you for your time and consideration.
Sincerely,
Roohina Diwan

From: Noor Zaafran [redacted]
Sent: Tuesday, March 17, 2026 10:58:32 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Youth Perspective on the Importance of WVMA

[EXTERNAL SENDER]
Dear. Mrs. Shoopman
My name is Noor Zaafran. I am 16 years old, and I wanted to share what the West Valley Muslim Association means to me and other young people.
This center is a place where youth are encouraged to serve, grow, and support others. I have been studying American Sign Language in school for three years, and one of my hopes is to volunteer there by helping teach basic sign language to children with special needs who participate in programs at the center. It is important to me that everyone has ways to communicate and feel included.
The community has also inspired me to give back. I organize bake sales where the proceeds go to organizations such as HomeFirst Services and other nonprofits that support people experiencing homelessness. Being part of this community has taught me that service to others is an important part of being a good neighbor.
What I appreciate most is how welcoming and inclusive this space is. People from many backgrounds and at many different stages of life come here, and everyone leaves feeling supported and encouraged. These experiences are part of what inspired my goal of becoming a psychologist and working with vulnerable populations in the future.
Thank you for taking the time to consider how spaces like this support youth, service, and community connection.
Sincerely,
Noor Zaafran

From: George Alvarado [redacted]
Sent: Wednesday, March 18, 2026 9:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>
Subject: Public Comment: WVMA CUP Modification (16769 Farley Rd)

[EXTERNAL SENDER]

Dear Planning Commission Members,

I am writing to provide specific technical evidence regarding the proposed CUP modification for 16769 Farley Road. Based on the applicant's own "Response to Staff Technical ReviewResponse to Staff Technical Review," there is a dangerous discrepancy between the building's actual occupancy capacity and the provided on-site parking.

1. The "Fixed Seating" Calculation Gap

This is a critical point for the Commission to consider: Most Town parking requirements are historically based on fixed seating or a lower "concentrated" occupancy. However, the applicant's technical data confirms that without chairs—the primary mode of use, as shown in the attached photo—the total occupancy for the three prayer halls jumps to 1,217 persons.

2. The 124-Space Parking Deficit

Under standard planning ratios for assembly uses (typically 1 space per 4 occupants), a 1,217-person capacity would require 304 parking spaces.

- The site currently only provides 180 parking spaces.
- This represents a 40% deficit (124 spaces) that will inevitably overflow into the narrow residential streets of the Farley Road neighborhood during the requested late-night and early-morning Ramadan hours.

3. Misleading "Seated" Calculations

The applicant's data lists a "seated" occupancy of 869. However, the attached photo from their website proves that the facility functions as an unconcentrated assembly space. Approving a permit modification based on "seated" numbers—when the actual usage reaches 1,217 people—is a failure of land-use oversight that compromises neighborhood traffic safety.

4. Fire Safety and Egress

With a documented capacity of 1,217 people, this facility moves into a higher tier of Fire Code requirements. I request that the Town and Fire Marshal confirm:

- Does the current infrastructure (exit widths, alarm systems, and sprinklers) meet the 1,217-person threshold, or was it only permitted for a lower seated capacity?
- How can the Town ensure that "unconcentrated" crowds do not block required emergency egress paths during peak prayer times?

Requested Action:

I urge the Commission to deny the modification until the applicant provides a verified Parking Management Plan that accounts for the full 1,217-person occupancy, rather than a

lower "concentrated" or seated figure. Alternatively, the Town should impose a legally binding cap on attendance that matches the 180 available parking spaces (approximately 720 persons). See photos below.

Thank you for protecting the safety and residential integrity of Los Gatos.

Sincerely,
Georg A.
(A Concerned Los Gatos Neighbor)



From: Kim Ratcliff [redacted]
Sent: Wednesday, March 18, 2026 12:06 PM
To: Alexa Nolder <ANolder@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>; Sblend Sblendorio [redacted]
jimratcliff [redacted]
Subject: Public Comment: WVMA (16769 Farley Rd) – Proposed "Left-Turn Only" Exit for Community Safety

[EXTERNAL SENDER]
Dear Planning Commission,

We're writing to share a safety-focused recommendation regarding the exit traffic pattern at 16769 Farley Road, currently under review for a Conditional Use Permit (CUP) modification.

Currently, vehicles exiting the property primarily turn right (see attached photo), which sends surges of traffic into a quiet residential neighborhood with narrow streets and minimal lighting. We propose that as part of the updated permit, the Town implement a left-turn-only exit toward Los Gatos Boulevard for the following reasons:

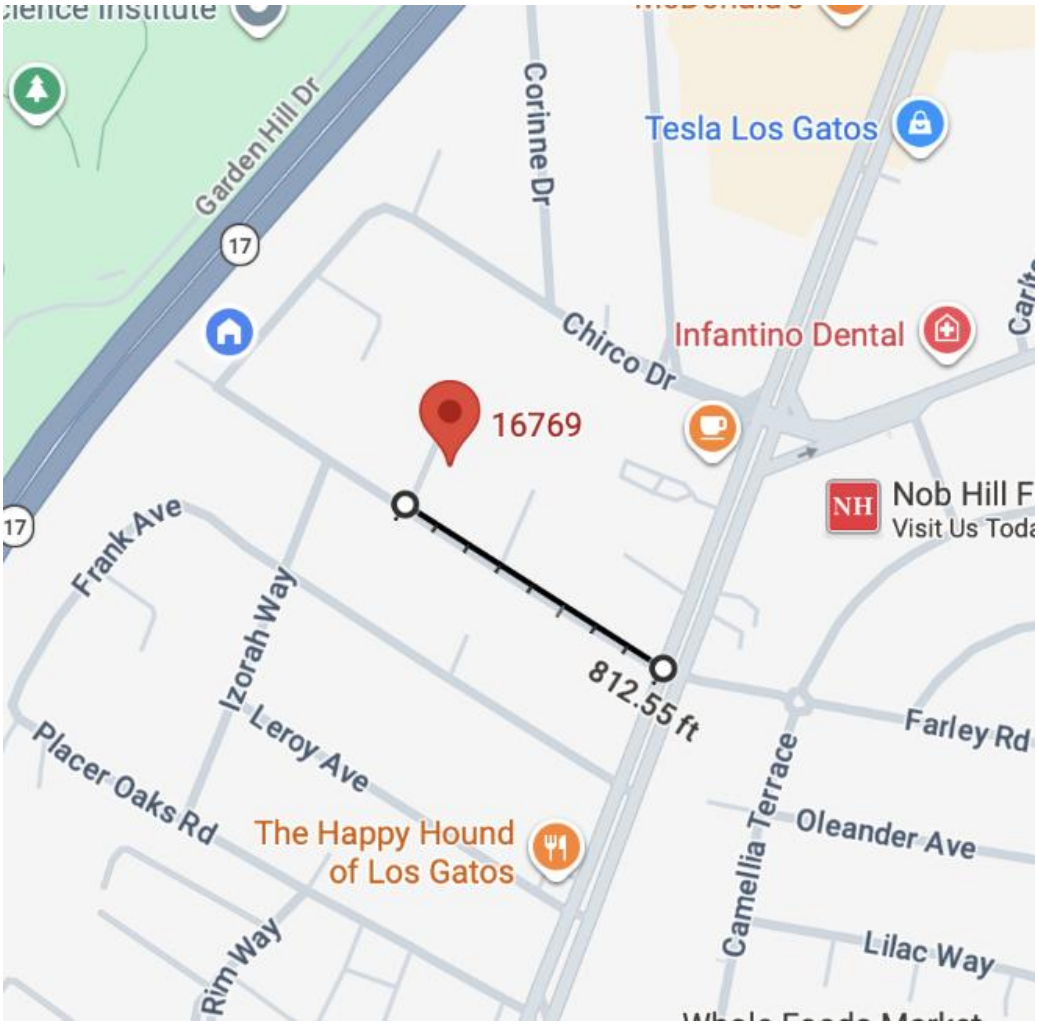
- Proximity to Commercial Scale Infrastructure: Los Gatos Boulevard is only ~800 feet from the mosque exit. It is a commercial-grade artery designed to handle high volumes, whereas the residential "feeder" streets to the right are not.
- Enhanced Visibility and Safety: Unlike the interior neighborhood streets, Los Gatos Boulevard is well-lit and features signalized intersections. Directing 100% of exiting traffic toward this corridor reduces the risk of accidents in dark residential areas.
- Neighbor Mitigation: A left-turn-only requirement effectively protects the neighborhood from "cut-through" traffic, noise, and headlights, directly addressing the core concerns raised by residents during this CUP process.

Regardless of whether the current exit pattern is a private initiative or a prior town requirement, a formal "left-turn only" mandate would align with the Town's Local Roadway Safety Plan (LRSP) by utilizing the safest, most efficient route for high-volume periods.

Thank you for your time and for prioritizing neighborhood safety.

Sincerely,

Kim and Jim Ratcliff
[redacted]


Garden Hill Dr
17
Corinne Dr
Tesla Los Gatos
Chirco Dr
Infantino Dental
16769
NH
Nob Hill F
Visit Us Toda
17
Frank Ave
Izorah Way
812.55 ft
Leroy Ave
Placer Oaks Rd
Farley Rd
Camellia Terrace
Oleander Ave
The Happy Hound
of Los Gatos
Rim Way
Lilac Way


RIGHT
TURN
ONLY

From: Kim Ratcliff [redacted]
Sent: Wednesday, March 18, 2026 9:41 PM
To: Allen Meyer <AMeyer@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; jimratcliff [redacted]; Sblend Sblendorio [redacted]
Subject: Re: West Valley Muslim Association Violations 3/15/26 and 3/18/26

[EXTERNAL SENDER]

CarsexitWVMAMar18_640am.mov

Dear Allen,

Twenty-two vehicles came in at approximately 6:20 am and left at 6:40 am today 3/18/26. WVMA violates the Town's allowed R-1 operating hours daily. I assume people are coming for dawn prayers. (attached is a short video "CarsexitWVMAMar18_640am.mov" of two cars exiting at 6:40 am. You can also see the headlights of additional cars coming out through the entrance at the opposite side of the property and their headlights hitting the tree across the street; our porch camera doesn't capture that direction.) I have also attached a longer video ("IMG_7112.2") with a different vantage point that captures 22 cars exiting through WVMA's entrance driveway at 6:40 am. The video is five minutes but the majority of vehicles depart at the 1:28 mark.

In regards to the 3/15/26 curfew violation, attached below is a video showing cars leaving past 11 pm both through the exit (next to our residence) and through the entrance driveway. Again, you can see headlights on the tree across from the WVMA entrance but our porch camera doesn't reach that far. See video below "WVMACURFEWVIOLATIOIN3_15_26.,mp4")

WVMACURFEWVIOLATION3_15_26.mp4

There were also cars and people who violated the curfew last night 3/17.
@Alexa Nolder Please include this email detailing WMVA's violations in the Planning Commission packet.

IMG_7112 2.mov

Kim and JIm Ratcliff

On Wed, Mar 18, 2026 at 9:08 AM Allen Meyer <AMeyer@losgatosca.gov> wrote:

Good morning Kim,

Thank you for your email. Yes, please send me the video(s) of vehicles leaving past 11 pm on March 15th.

Regarding this morning's incident. What did the occupants of the vehicles appear to be doing this morning on the property (construction?)

Best,

Allen

From: Kim Ratcliff [redacted]
Sent: Wednesday, March 18, 2026 8:48 AM
To: Allen Meyer <AMeyer@losgatosca.gov>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; jimratcliff [redacted]; Sblend Sblendorio [redacted]
Subject: West Valley Muslim Association Violations 3/15/26 and 3/18/26

[EXTERNAL SENDER]

Dear Allen,

We're writing to inform you of two recent WVMA violations. On 3/15/26, multiple vehicles exited the facility past 11 pm. This is in direct violation of not only hundreds of attendees staying past 10 pm (instead of the allowed 10-25) but also WVMA's extended 11 pm Ramadan curfew. We reported this violation to the LG-MS PD non-emergency line. The incident number was 2603150092.

This morning 3/18/26 at approximately 6:20 am, multiple vehicles entered WVMA's facility well before the City's allowed 8 am hours of operation. We called in this violation to LG-MS PD. The incident number is 2603180023.

Should you need time stamped videos, let us know and we will provide as usual.

Kim and Jim Ratcliff

[redacted]

From: Al Daryan [redacted]
Sent: Wednesday, March 18, 2026 4:35 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: URGENT: Safety and Infrastructure Opposition to CUP Application U-24-010 (16769 Farley Road)

[EXTERNAL SENDER]

Dear Commissioners,

I am writing to formally oppose the requested modification of hours for Application U-24-010. The intensification of use—documented at a maximum standing capacity of 1,217 people—presents an unmitigated risk to the safety of the Farley Road corridor and its surrounding residential network.

As Los Gatos has recently established its first Emergency Management Division and issued an RFP for a Town-wide Evacuation Plan and Traffic Model, it is premature and dangerous to approve an expansion of this magnitude without a site-specific version of the same rigor.

1. Conflict with the Local Roadway Safety Plan (LRSP)

The Town's Local Roadway Safety Plan identifies the protection of "vulnerable road users" as a top priority. Farley Road is a critical "Safe Route to School" for students attending Los Gatos High School and nearby schools.

- The "Lingering" Risk: While the applicant requests a 4:00 AM start, communal activities and departures from a 1,200+ person assembly will inevitably linger into the 6:30 AM–8:00 AM peak school commute window.
- Safety Data: The LRSP mandates data-driven decisions to reduce collisions. Increasing high-occupancy vehicle turnover on a narrow residential street during school hours creates "near-miss" conditions that the LRSP is specifically designed to prevent.

2. Infrastructure Failure, Parking Deficit, and Fire Safety

Under Los Gatos Town Code Section 29.10.150, religious assembly requires 1 on-site parking space for every 4 occupants.

- The Deficit: A capacity of 1,217 people requires 304 on-site parking spaces. The applicant provides only a fraction of this, forcing hundreds of cars into unsafe street parking.
- Fire Access: In this High Fire Hazard Severity Zone, this overflow narrows Farley Road and obstructs Santa Clara County Fire Department access. Per Town Policy HAZ-3.4, development must be restricted in areas with inadequate emergency access.

3. Federal "Equal Terms" (RLUIPA) Compliance
Under the Religious Land Use and Institutionalized Persons Act (RLUIPA), the Town must treat religious and secular assemblies on Equal Terms. If the Town would deny a secular "event center" of 1,217 people the right to operate these hours due to traffic and safety impacts, it must apply that same standard here to avoid granting an illegal "special privilege."

4. Demand for Technical Studies and Infrastructure Mitigation
Given these "unusual circumstances," the CEQA Categorical Exemption is inappropriate. I request that the Commission require the applicant to fund:

- Professional Evacuation & Fire Access Modeling: A licensed fire-protection engineer must prove a 1,217-person surge will not obstruct the "Feeder Street Network" or school commute routes.
- Mandatory Off-Site Infrastructure: The applicant must fund permanent improvements on Farley and the Feeder Network, including Comprehensive Sidewalk Infill, Asphalt Speed Humps, and Enhanced LED Street Lighting for 4:00 AM/12:00 AM visibility.

Conclusion
The Town must prioritize the safety of current residents and students over the expanded operations of a single entity. I request the Commission deny this application until the applicant provides the requested modeling and guarantees funding for the necessary infrastructure.

Sincerely,
ALIREZA DARYAN (AL)

From: Johnna S[redacted]
Sent: Wednesday, March 18, 2026 7:27 PM
To: Alexa Nolder <ANolder@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Re: Request to Disregard Prior Submission – Farley Road Matter

[EXTERNAL SENDER]

Good Morning.
I would like to respectfully request that my previous email submission regarding the Farley Road matter be disregarded, as it does not fully reflect my personal observations or views. I have since submitted a separate letter with this email that more accurately represents my position based on my direct experience.

To the Los Gatos Planning Commission,
I am writing to provide an accurate account of my observations regarding the mosque located on Farley Road.

Our home is situated approximately three houses from the property, at the intersection with Izorah Way. My family has lived in this home since 1975, and we are very familiar with the patterns and character of this neighborhood.

Farley Road is zoned for commercial and religious use, and as such, it is reasonable to expect periods of increased activity associated with lawful use of the property, including gatherings and vehicle traffic related to worship services.

Based on my direct observations, individuals attending services conduct themselves in a respectful and orderly manner. They arrive and depart quietly, do not loiter, do not play loud music, and have not littered or caused any property damage to my home. Vehicles park along the public street, including in front of my residence, but have never blocked my driveway or interfered with access.

Traffic associated with services is generally limited in duration. When attendees arrive, any increase in traffic typically lasts no more than approximately 10 minutes and remains quiet and orderly. When services conclude, there is a more concentrated flow of departing vehicles lasting approximately 15 to 20 minutes. During this peak period, the volume of traffic can briefly resemble that of a much busier corridor, similar to El Camino Real.

During this peak departure period, it can be difficult for pedestrians to safely cross the street, as vehicles do not consistently yield. A neighbor who lives on Izorah Way, and who has been a resident longer than I have, has expressed that they feel unsafe attempting to cross during this time due to the steady flow of traffic. This is the primary impact I have observed. However, this condition is temporary and resolves once the flow of vehicles subsides.

Outside of these short intervals, the street returns to normal conditions and remains quiet, with typical neighborhood traffic patterns. In fact, regular traffic from nearby commercial businesses, including the Jack in the Box and tire shop, is more constant and often involves higher speeds than what is observed during mosque-related activity.

In summary, based on my experience and that of my household, the use of this property as a place of worship has been respectful, orderly, and consistent with the zoning of the area. Any impacts are brief, predictable, and limited in duration.

I respectfully ask that the Commission consider these factual observations when evaluating concerns related to this property.

Thank you for your time and consideration.

Sincerely,
Rita Skubis

From: MARNETTE ATKINSON [redacted]
Sent: Wednesday, March 18, 2026 4:21 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Zoning Mismatch: Why 16769 Farley Road Fails the "Neighborhood Compatibility" Test

[EXTERNAL SENDER]

Dear Mayor Moore, Vice Mayor Ristow, Council Members, and Planners,

To make an informed decision on the CUP modification for 16769 Farley Road, the Town must look at the **infrastructure reality** of other regional centers. The applicant is seeking "Regional Center" hours for a site that lacks basic "Neighborhood" safety features.

1. The Zoning Incompatibility

Unlike the Saratoga Musalla (Commercial) or MCA (Industrial), which sit on major 4-to-6-lane boulevards, Farley Road is a narrow, 2-lane residential feeder. There are no streetlights and no sidewalks. Forcing a 4:00 AM surge of 300+ vehicles onto dark residential shoulders is a safety failure that other regional centers simply do not face because they are located in appropriate zones.

2. The "Saratoga Alternative" is the Solution

The applicant already operates a facility in Saratoga that is better suited for 5:00 AM services. They have admitted that using the Saratoga site is merely "logistically challenging." Applicant convenience is not a legal basis for a CUP modification. If the Farley Road site cannot safely accommodate a 4:00 AM surge without violating the Noise Ordinance, the applicant should utilize their commercially-zoned alternative.

3. The 41% Parking Deficit

Regional-scale operations require regional-scale parking. The applicant is 124 spaces short of Town Code. This deficit will force hundreds of visitors to park in front of residents' homes at 4:00 AM. This isn't "outreach"—it's an imposition on the taxpaying families of Los Gatos.

4. Protecting the R-1 Foundation

If the Town allows a 1,217-person assembly (larger than Fisher Middle School) to operate at 4:00 AM, the R-1 zoning designation becomes meaningless. We ask the Town to maintain its commitment to "Small Town Character" and Deny this intensification of use.

Sincerely,

Marnette Atkinson
[redacted]
Los Gatos, CA 95032

From: [redacted]
Sent: Thursday, March 19, 2026 8:24:10 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>
Cc: [redacted]
Subject: Violation of CUP at 16769 Farley Road,arch 18, 2026 (*Sender's request incident # for this email)

[EXTERNAL SENDER]
Dear Allen and Jocelyn,

This email serves as a formal notification regarding a violation of the Conditional Use Permit's operating hours at 16791 Farley.

Please provide me with a incident number correlated with this email.

The attached video was taken last night from our backyard. The screen shot includes the time stamp details of the video footage.

Please find the details of the violation below:

- Date of Violation: Wednesday, March 18, 2026
- Description of Violation: Use of facility and parking lot after 11 PM
- Recommended Action: Request the LGPD and/or Town of Los Gatos notify the facility's operation/representatives of the violation; impose prescribed fines for violation; proactively monitor and cite facility for non compliance.

Please let me know what the planned course of action will be made as this is an ongoing issue.

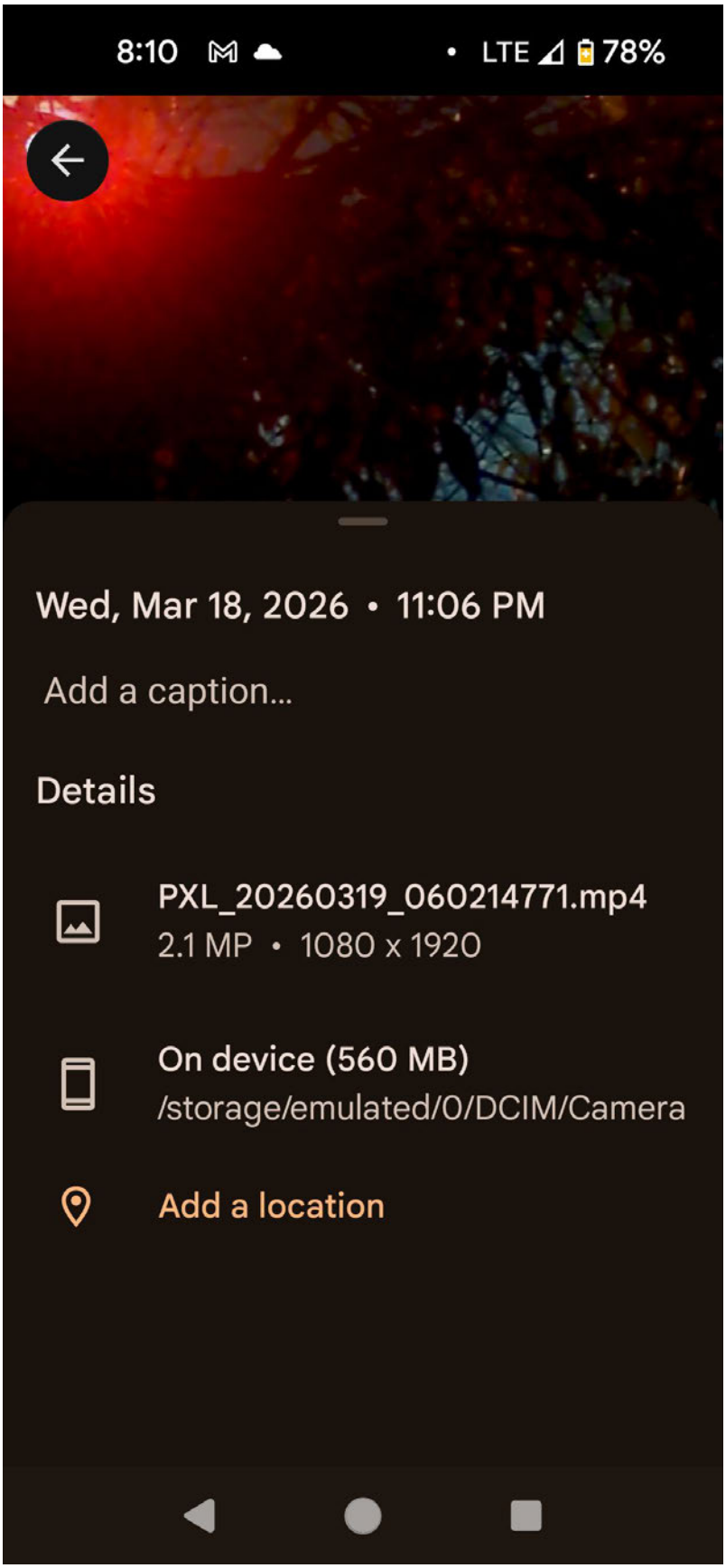
There continues to be glaring examples of the organization violating the current CUP, and last night further underscores why we and the neighborhood are opposed to the pending CUP application requesting incremental adjustments, when the organization is not adhering to existing rules. We believe that further exceptions will only exacerbate the issues and result on more bad behavior.

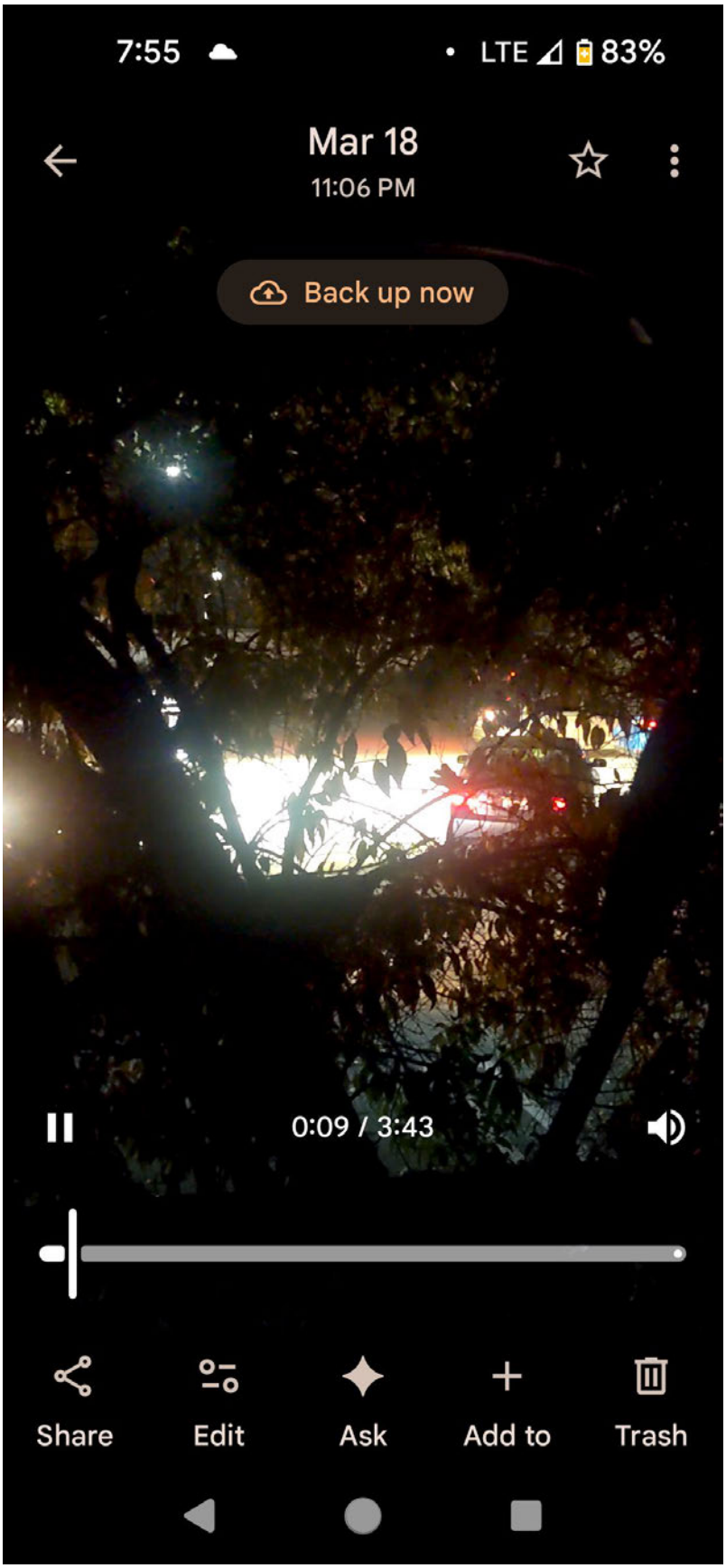
We believe the pending CUP should be denied as it will further erode our rights as homeowners and create impossible and untenable living conditions, preventing our rights as citizens and tax payers of Los Gatos from enjoying our residential properties, and negatively impact the character of our low density,.residentially zoned neighborhood safety and charm.

If you have any questions please contact me as soon as possible.

Regards,

[redacted]


8:10
LTE 78%
Wed, Mar 18, 2026 • 11:06 PM
Add a caption...
Details
PXL_20260319_060214771.mp4
2.1 MP • 1080 x 1920
On device (560 MB)
/storage/emulated/0/DCIM/Camera
Add a location


7:55
LTE 83%
Mar 18
11:06 PM
Back up now
0:09 / 3:43
Share
Edit
Ask
Add to
Trash

From: [redacted]
Sent: Thursday, March 19, 2026 11:58 AM
To: Alexa Nolder <ANolder@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>; [redacted]
Subject: Re: Violation at 16769 Farley Road - Video Link

[EXTERNAL SENDER]
Hello Alexa and Allen,

Yes, please include in public comments, **anonymously**, for fear of retribution.

Here is the link to the video file of the hours of operation violation - 03182026 Violation of CUP at 16769 Farley Road on March 18, 2026.

Please provide me with the **incident number** correlated with the reporting via email of this violation.

Regards,
[redacted]

On Thu, Mar 19, 2026 at 10:12 AM Alexa Nolder <ANolder@losgatosca.gov> wrote:
Hi[redacted]

Unfortunately, the video is not accessible within the email. You may need to re-attach or share it via a OneDrive, Google, or DropBox share link.

Can you confirm you want this to be included in the public comments, too?

Sincerely,
Alexa Nolder *(She/Her)*
Administrative Technician
Community Development Department

From: [redacted]
Sent: Thursday, March 19, 2026 10:11 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Allen Meyer <AMeyer@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>
Subject: Violation at 16769 Farley Road - Video Link

[EXTERNAL SENDER]



PXL_20260319_060214771.mp4

From: William Armaline [redacted]
Sent: Thursday, March 19, 2026 3:47:14 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; [redacted]
Cc: Sean Allen [redacted]; Aliah Abdo [redacted]
Subject: NAACP Written Public Comment for Los Gatos Town Council Hybrid Planning Committee Meeting on 03/25

[EXTERNAL SENDER]
Jocelyn and LG Town Council Members:

Please see our written public comment submission attached for your upcoming Hybrid Planning Committee meeting on 03/25.

Please feel free to contact us at any time if you have any questions or concerns. Thank you so much. Hope you all enjoy the afternoon.

peace. bill.

(NAACP of SJ/SV Executive Board)

--
William T. Armaline
Professor, Sociology and Interdisciplinary Social Sciences [SISS]
San Jose State University

Order our **new book** now from Routledge Press: ***Human Rights Praxis and the Struggle for Survival.***

March 19, 2026

TO: Los Gatos Town Council and Staff
C/O Senior City Planner, Jocelyn Shoopman

FROM: NAACP of San José and Silicon Valley
Executive Committee

SUBJECT: Written Comment / Letter of Support for West Valley Muslim Association [WVMA]

Senior City Planner Jocelyn Shoopman and Los Gatos Council Members:

We write you for the third time here (as submitted public comment) in support of the West Valley Muslim Association, which operates the only Mosque in Los Gatos (16769 Farley Road), and thus serves as a critical resource for our Muslim community members for preserving their religious practices and cultural traditions.

It is our understanding that the WVMA is seeking to renew the extended hours of operation of the Mosque under their conditional use permit [CUP], such that they could hold morning (Fajr), evening (Isha), and Ramadan nightly (Taraweeh) prayers in accordance with their faith. *We remain in full support of their request* (extending the hours of their CUP), as the timing and consistency of daily prayer is fundamental to Islamic spiritual practice, and they are the only organization offering such organized prayer services in the city.

However, it is also our understanding that the WVMA is being asked to meet a long list of conditions/requirements in order to extend their CUP, creating substantial burdens that limit their ability to host religious practices and services.

While it is always important to weigh the impacts of such decisions on neighbors and other community members, it seems that WVMA has made every reasonable attempt at public education (to the city and to the community) about the importance of these practices, and have demonstrated a willingness to operate with good faith considerations of noise, traffic, and so forth. Further, we believe that WVMA is within their rights to offer morning, evening, and Ramadan nightly prayer service in accordance with their faith under the Federal Religious Land Use and Institutionalized Persons Act (2000), which prohibits the government from substantially burdening religious exercise. *Finally, we find it curious that the WVMA is apparently the first and only such organizational resident to be held to these new conditions/requirements.* We urge you to revert to the original requirements, or that you work directly with the WVMA such that no significant burden is placed on religious practice in securing the CUP.

In sum, we write in support of WVMA's request to extend their hours of operation under their current CUP, without new burdensome conditions/requirements, in order to ensure the ability of Muslim community members in Los Gatos to freely practice their faith. Please do not hesitate to contact us at any time regarding this matter.

Thank you for your time and consideration.

Sincerely on behalf of the Executive Committee,

Sean Allen
President, NAACP SJ/SV

William Armaline, Ph.D.
Criminal Justice Chair, NAACP SJ/SV

From: Jeffrey Wang [redacted]
Sent: Thursday, March 19, 2026 6:11 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: WVMA 16769 Farley Road Conditional Use Permit

[EXTERNAL SENDER]
Dear Town of Los Gatos Planning Commission:

Please find attached a letter from the San Francisco Bay Area office of the Council of American-Islamic Relations in support of West Valley Muslim Association's request to modify its Conditional Use Permit for 16769 Farley Road.

Thank you for your attention to this matter.

Sincerely,

Jeffrey Wang
Civil Rights Managing Attorney

Council on American-Islamic Relations, California
San Francisco Bay Area Office
3350 Scott Blvd, Bldg. 48
Santa Clara, CA 95054
408.986.9874 | ca.cair.com/sfba

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Council on American-Islamic Relations
San Francisco Bay Area Office
3350 Scott Blvd., Bldg. 48, Santa Clara, CA 95054
Tel. 408.986.9874 Fax 408.986.9875 ca.cair.com

March 20, 2026

VIA ELECTRONIC MAIL: JShoopman@losgatosca.gov; Planning@losgatosca.gov

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

RE: West Valley Muslim Association's Conditional Use Permit Modification Request – 16769 Farley Road

Dear Town of Los Gatos Council Planning Commission:

I write on behalf of the San Francisco Bay Area office of the Council on American-Islamic Relations ("CAIR-SFBA"), our nation's largest American Muslim civil rights and advocacy organization. Our mission is to enhance understanding of Islam, protect civil rights, promote justice, and empower American Muslims.

CAIR-SFBA last wrote to this Commission in support of West Valley Muslim Association's ("WVMA") request to modify its Conditional Use Permit ("CUP") for the Los Gatos Islamic Center ("LGIC"), located at 16769 Farley Road, Los Gatos, CA 95032, in December 2024. We are again writing to urge this Commission approve WVMA's modified Conditional Use Permit, as the modifications are critical to ensuring that WVMA can continue serving congregants in Los Gatos.

WVMA'S IMPACT IN THE LOS GATOS COMMUNITY

As you may already know, WVMA established LGIC, the only mosque in the Town of Los Gatos, in July 2018. The mosque has grown to now serve approximately 150 Muslim families in the West Valley Area. WVMA's key leadership has resided in the area for over thirty years, and their children and grandchildren were born and raised locally. Muslims live, work, and play in this community, and they also choose to pray here.

MANDATED PRAYER TIMES IN ISLAM

As you may also know, Muslims are required to pray five times daily at certain intervals. These prayer times may vary slightly throughout the year as they are based on the rising and setting of the sun. The morning prayer, *fajr*, must be performed after dawn breaks, but before sunrise. The last prayer of the day, *isha*, is performed once twilight has disappeared or the sky has grown completely dark. There is an additional nightly prayer, *taraweeh*, that Muslims perform during the holy month of *Ramadan* after the conclusion of the aforementioned evening prayer (*isha*).

FEDERAL LAWS PROTECT RELIGIOUS ASSEMBLIES AND INSTITUTIONS

The Religious Land Use and Institutionalized Persons Act ("RLUIPA") protects people of all faiths and their institutions from unduly burdensome or discriminatory land use regulations.

RLUIPA prohibits governments from unreasonably limiting religious assemblies, institutions, or structures within their jurisdiction.[1] RLUIPA also prohibits governments from implementing land use regulations that impose a "substantial burden" on religious exercise, unless justified by a "compelling governmental interest" using the least restrictive means possible.[2] A substantial burden exists where "the governmental authority puts substantial pressure on an adherent to modify his behavior and to violate his beliefs"[3]; or where government imposes a significantly great restriction on religious use of a property.[4]

"Religious exercise" under RLUIPA includes any exercise of religion, "whether or not compelled by, or central to, a system of religious belief."[5] The use of real property for purposes of religious exercise is itself considered to be a religious exercise.[6]

The modifications WVMA has requested to their existing CUP align with the Town's stated desires to "invigorate Los Gatos as a special place for community gathering."[7] Accommodating these modifications would send a strong message that the Los Gatos is indeed committed to valuing its goals of promoting diversity and equity.[8]

CAIR-SFBA urges the Planning Commission to take care not to violate the law by placing excessive or unreasonable burdens on the constitutionally protected right of Muslims to exercise their faith in Los Gatos.

We appreciate your attention to this issue, your support of West Valley Muslim Association's request to modify its Conditional Use Permit for the Los Gatos Islamic Center, and your continued engagement with your local Muslim community.

Sincerely,

/s/ Jeffrey Wang
Jeffrey Wang, Esq.
Civil Rights Managing Attorney

cc: WVMA

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[1] RLUIPA, 42 U.S.C. § 2000cc(b)(3)(B).
[2] RLUIPA, 42 U.S.C. § 20000cc(a).
[3] *Int'l Church of Foursquare Gospel v. City of San Leandro*, 673 F.3d 1059, 1067 (9th Cir. 2011) (internal quotations omitted).
[4] *See, e.g.*, *Guru Nank Sikh Soc'y v. Cty. Of Sutter*, 456 F.3d 978, 988 (9th Cir. 2006).
[5] 42 U.S.C. § 2000cc-5(7)(A).
[6] *See* 42 U.S.C. § 2000cc-5(7)(B).
[7] Town of Los Gatos 2040 General Plan 1-5 (2022), https://www.losgatosca.gov/DocumentCenter/View/31990/_LGGP_2040_Full-Book.
[8] *See, e.g., id*. at 1-6 and 2-1.

From: Tanner Ratcliff [redacted]
Sent: Thursday, March 19, 2026 7:35 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Evidence of Systematic Permit Violations and Safety Hazards: 16769 Farley Rd

[EXTERNAL SENDER]

No More parking.mov

Dear Planning Commission,

In support of our formal opposition to the proposed CUP modification for 16769 Farley Rd, I am submitting three pieces of video evidence that document immediate and recurring violations of Town Code and public safety standards.

1. Violation of Lighting Ordinance: Headlight Glare and Light Trespass

- The Evidence: Video shows car headlights beaming directly into residential bedroom windows during late-night hours.
- Legal Conflict: Los Gatos Town Code Section 29.10.090 mandates that all lighting be shielded and directed so it "does not spill light onto neighboring parcels or produce glare when seen from nearby homes."
- The Issue: The current exit pattern creates a "light nuisance" that destroys the quiet enjoyment of R-1 homes. Expanding hours will exacerbate this daily violation of the Town's lighting standards.

2. Failure of Parking Mitigation: Illegal Overflow on Farley Road

- The Evidence: Video shows a mosque traffic controller turning vehicles away because the lot is at capacity, yet dozens of cars are filmed lining up on Farley Road to find street parking.
- Legal Conflict: Per Town Development Standards, conditional uses must provide adequate on-site parking to prevent neighborhood intrusion.
- The Issue: The applicant's "honor system" for parking is already failing. Directing overflow into an R-1 zone that lacks sidewalks and streetlights is a radical intensification of use that the current infrastructure cannot support.

3. Pedestrian Safety Hazard: Attendees Walking in Roadway

- The Evidence: Video captures mosque attendees walking in the center of Farley Road due to the total lack of sidewalks.
- Legal Conflict: California Vehicle Code 21956 requires pedestrians to walk close to the left-hand edge of the roadway when sidewalks are unavailable.
- The Issue: The "regional scale" of this assembly is creating a high-risk pedestrian-vehicle conflict. Forcing 1,200 people onto dark, sidewalk-less streets is a direct violation of the Town's Local Roadway Safety Plan (LRSP).

These videos prove that the applicant is currently unable to comply with basic safety and zoning requirements.
We urge the Commission to deny any modification that would further jeopardize the safety of Los Gatos residents.

Sincerely,
Tanner Ratcliff
[redacted]

From: Kelly Heil [redacted]
Sent: Thursday, March 19, 2026 10:14 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Conditional Use Permit (U-24-010)

[EXTERNAL SENDER]
Jocelyn, Alexa, and Planners,
Thank you in advance for reviewing my letter re: Conditional Use Permit (U-24-010), attached.
Thank you for your time,
Kelly Heil
[redacted]

Kelly Heil

[redacted]

March 19, 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 would be inclined to support the approval, provided 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.

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. 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.

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

Sincerely,

Kelly Heil

From: David kau [redacted]
Sent: Thursday, March 19, 2026 11:16 PM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Supplemental Public Comment: Admission of Capacity Limits at 16769 Farley Rd (U-24-010)

[EXTERNAL SENDER]
Dear Planning Commission,
As a resident who shares a direct property line and fence with 16769 Farley Rd, I am submitting additional evidence that this location is objectively unsuitable for the intensity of use the applicant is requesting in the pending CUP modification (U-24-010).

Direct Impact on Neighborhood Safety and Quality of Life I have three young children, all under the age of seven. Like many families in this neighborhood, our kids love riding their bikes on our street and playing with their friends. We also rely on a quiet, peaceful environment in the evenings so they can go to sleep early. Currently, our road is frequently choked with overcapacity parked cars, creating unsafe blind spots and hazards for children at play. Furthermore, the nighttime noise directly disrupts our family' s rest. We need our street cleared of this overflow parking and the nighttime noise mitigated, not permanently increased.

Implicit Acknowledgment of Capacity Limits For the upcoming Eid al-Fitr 2026 celebration, the applicant has moved its primary high-capacity events to West Valley College and the Saratoga Musalla. This decision is a direct, implicit acknowledgment that the R-1 residential infrastructure on Farley Road cannot safely or legally support their full congregation for regional-scale events.

Ready Alternatives Exist Under RLUIPA standards, the Town is not "substantially burdening" religious exercise by denying an expansion if the applicant has ready alternatives. The successful relocation of Eid activities proves that the applicant has access to appropriate, higher-capacity venues in the immediate area. Therefore, any claim that they must expand their operations in a quiet residential pocket to fulfill their mission is legally and logically flawed.

Conclusion If the applicant cannot host their own most significant event at this site due to infrastructure limitations, the Town should not grant a permanent permit modification that allows "regional-scale" surges on a daily basis. I urge the Commission to prioritize the safety of our children and the quiet of our neighborhood by denying the modification and maintaining the 2020 CUP protections.

Sincerely,
David Kau
[redacted]

From: Hongzhi Zhao [redacted]
Sent: Friday, March 20, 2026 8:37 AM
To: Planning <Planning@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: CUP Modification U-24-010 (16769 Farley Road), FORMAL NOTICE OF TOTAL LIABILITY

[EXTERNAL SENDER]
Dear Los Gatos Planning Commission:

I am writing to oppose the requested modification to the Condition Use Permit(U-24-010) for the West Valley Muslim Association to expand the operation hours between 10:00pm to 7am. This is due to concerns of both WVMA attendees' vehicle noise and road safety on Farley Road.

The proposal for 1,217 Occupants on a street with 3 Streetlights and 0 Sidewalks is a documented 100% Public Safety Hazard.
By seeking to intensify operations under these primitive conditions, the Applicant is creating a "known dangerous condition."

Our Demand for Full Financial Responsibility:
We formally demand that as a mandatory Condition of Approval, the Applicant must sign a binding Indemnification Agreement that holds them
100% Responsible for All Liabilities arising from their expanded operations, including:
Pedestrian-Vehicle Collisions: Total liability for any injury or death occurring during the proposed 4:00 AM/Late-Night hours on Farley Road and its feeder streets.
Emergency Access Obstruction: Responsibility for any loss of life or property damage resulting from Santa Clara County Fire being unable to navigate the 304-space parking deficit created by 1,217 occupants.
Property Devaluation: Compensation for neighboring residents if the traffic surge degrades the safety and quiet enjoyment of our homes.

Notice to the Town Attorney:
The Town of Los Gatos is now officially "on notice" of these hazards. Under California Government Code Section 835, a public entity is liable for injury caused by a dangerous condition of its property.
Approving this CUP without these infrastructure requirements is an act of gross negligence and an invitation to litigation.
NO INFRASTRUCTURE = NO APPROVAL. ACCEPT THE LIABILITY OR DENY THE PERMIT.

Sincerely,
Hongzhi zhao
[redacted]

From: Hongzhi Zhao [redacted]
Sent: Friday, March 20, 2026 9:11 AM
To: Planning <Planning@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: Conditional Use Permit Application U-24-010, 16769 Farley Road

[EXTERNAL SENDER]
Dear Los Gatos Planning Commission:

Our house experiences significant impacts of the vehicle's noise of WVMA attendees between 10:00pm to 6:00am. Our residential quality between 10:00pm to 6:00am has been degraded from the quality protected by Los Gatos noise ordinances Sec16.20.010 -Curfew noise disturbance.

I here resend the data of The WVMA's vehicles noise impact on our house for your reference. See the Attached file.

Regards,
Hongzhi
[redacted]

[Public]

WVMA Traffic & Traffic Noise Between 10:00pm to 6:00am

Hongzhi Zhao
[redacted]
6/2/2025

[Public]

House [redacted] Farley Road Location:

- My residence is situated on Farley Road, approximately halfway between the West Valley Muslim Association (WVMA) and Los Gatos Boulevard, with the house positioned about 40 feet from Farley Road itself.
- Most WVMA members drive to the WVMA property via Los Gatos Blvd and Farley Road, passing by our home.
- The vehicles travel significantly faster near our house than at the WVMA entrance gate, resulting in much higher traffic noise.
- Our bedroom faces Farley Road, and the noise from WVMA traffic between 10:00 PM and 6:00 AM severely disrupts our sleep.



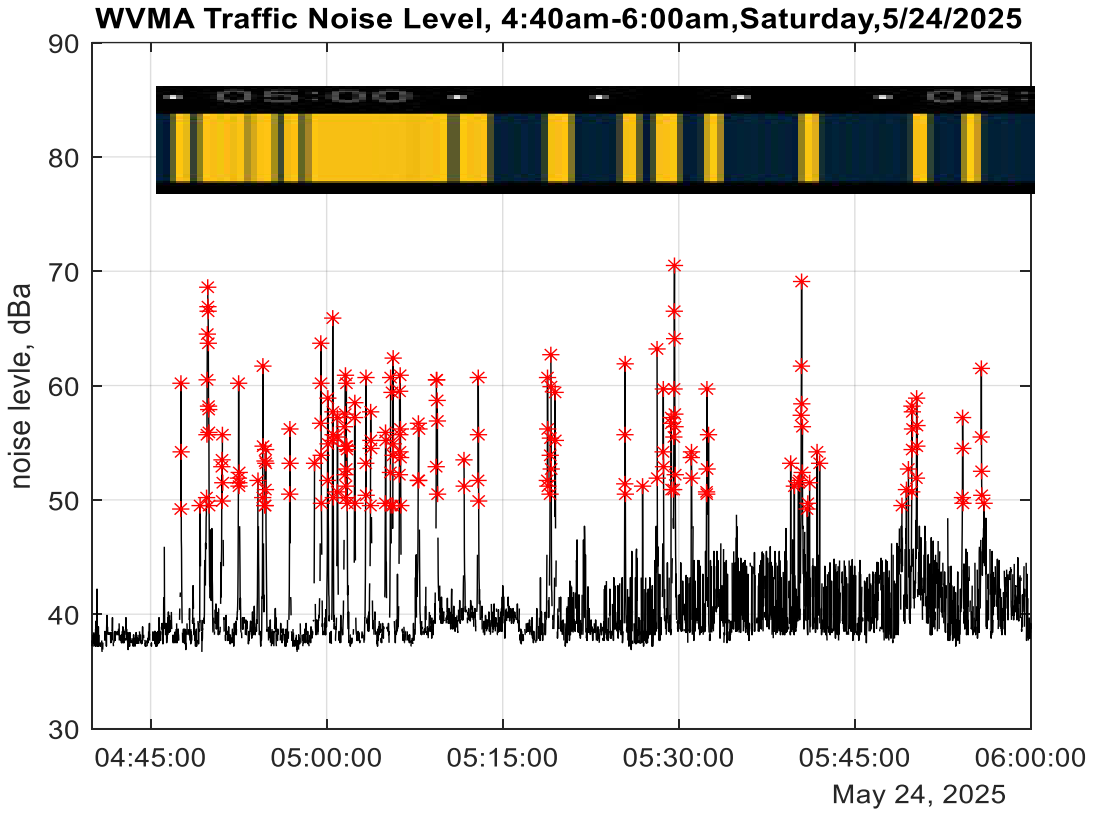
[Public]

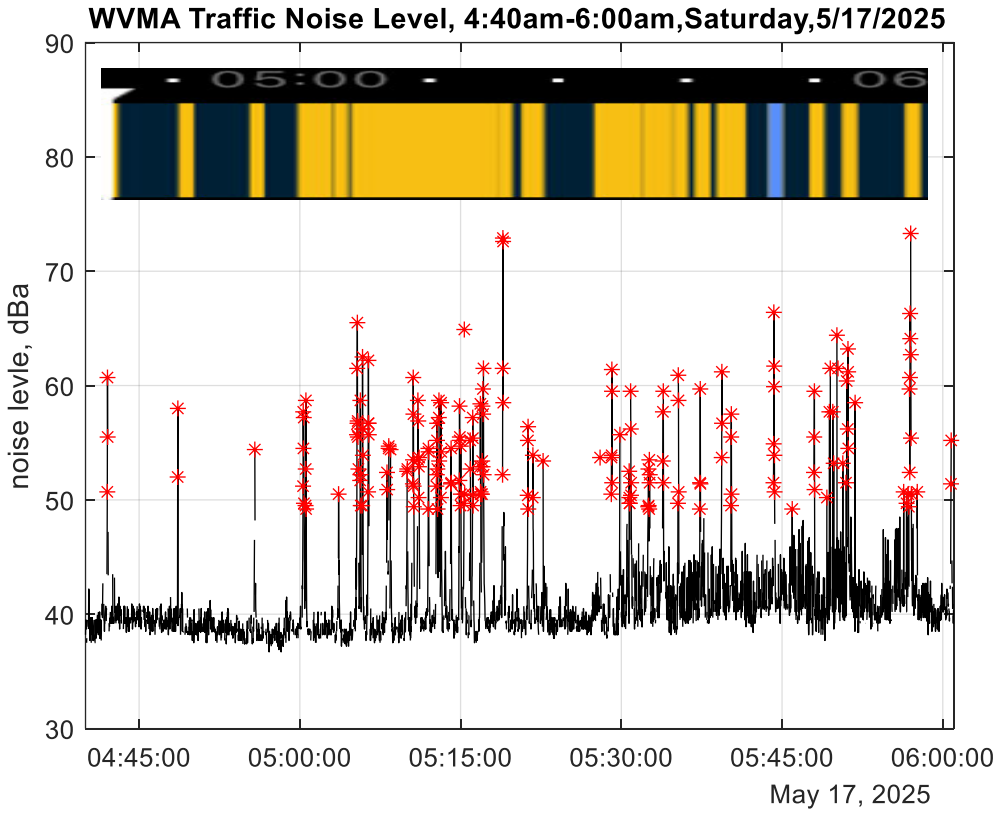
Morning Prayer Services During Summer, (4:40am – 6:00am)

- Saturday: About 40 vehicles attend the services. The total in-and out vehicles is about 50 passing by my house.
- Sunday-Friday: About 13 vehicles attend the services. The total in-and-out vehicles is about 20 passing by my house.

[Public]

Morning Service during Summer, Traffic Noise, 4:40am-6:00am, Saturday:





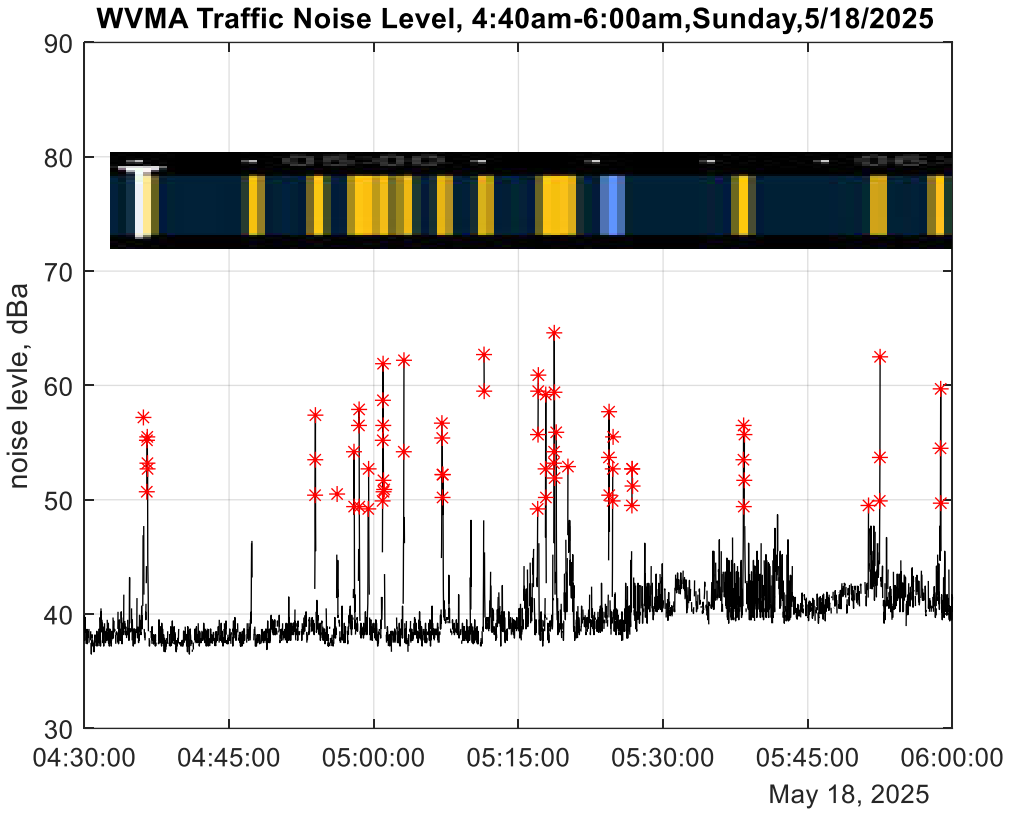
Noise was measured at the front door of house at [redacted] Farley Road using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level higher than 49dBa during weekends

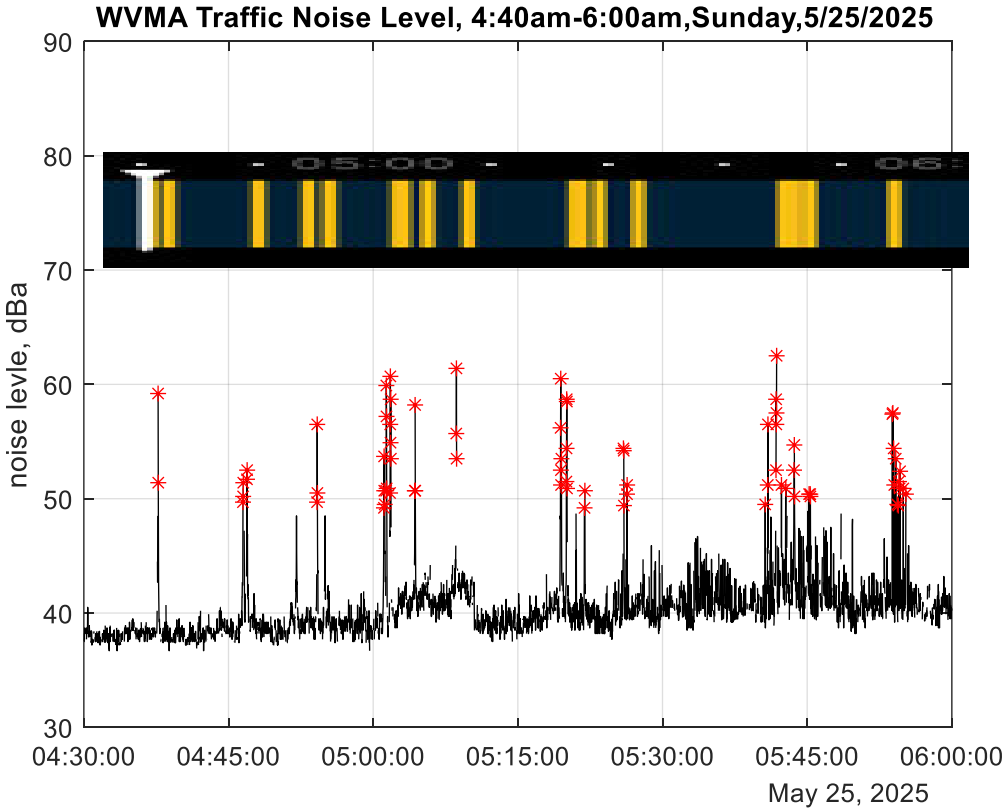
Traffic Bar: 

Yellow and Blue Color: vehicle recorded, Black Color: no vehicle recorded.

[Public]

Morning Service during Summer, Traffic Noise, 4:40am-6:00am, Sunday:





Noise was measured at the front door of house at [redacted] Farley Road using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level higher than 49dBa during weekends

Traffic Bar: 

Yellow and Blue color: vehicle recorded, Black Color: no vehicle recorded.

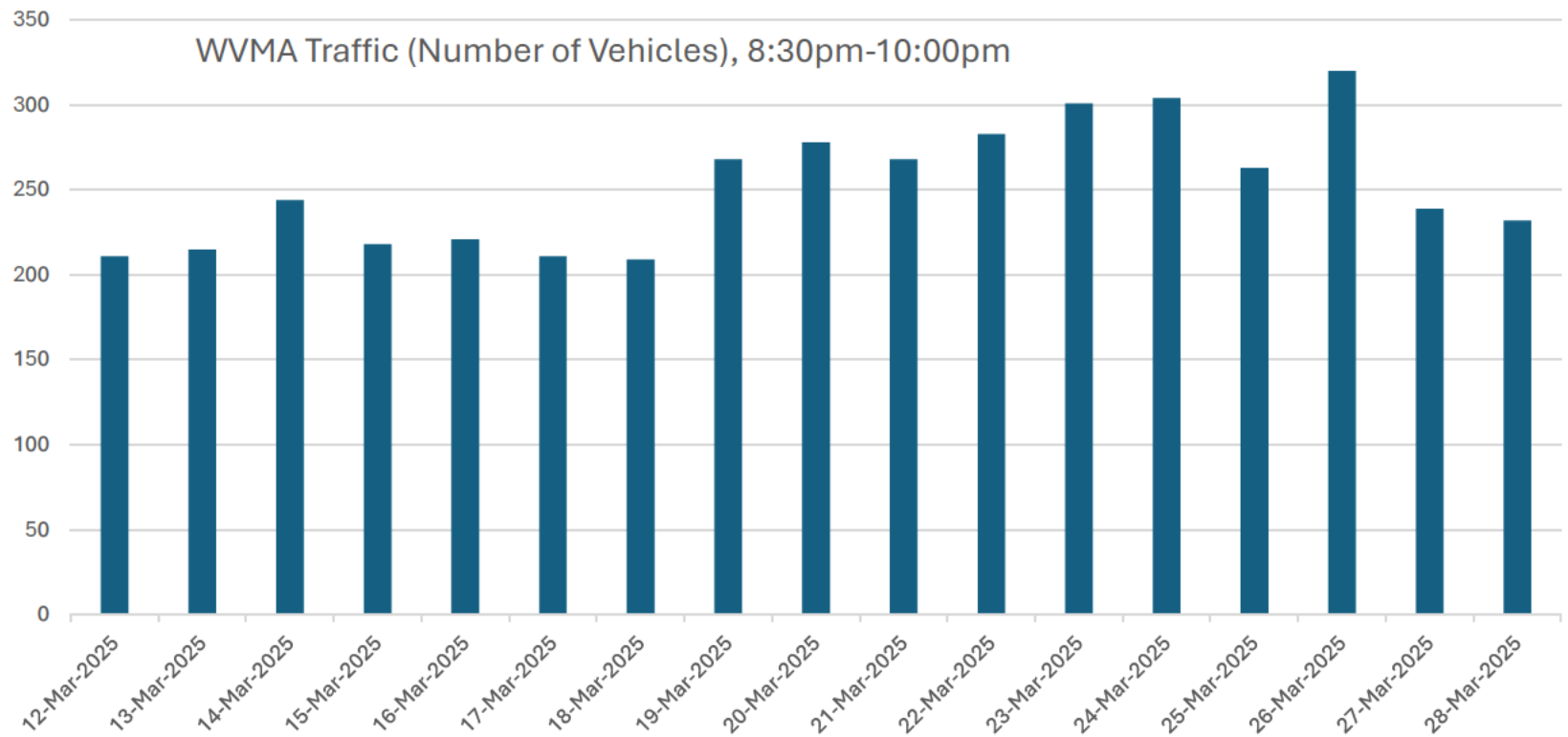
[Public]

WVMA Ramadan, Prayer Services, (After Daylight Saving Time Starts, 3/9/2025-3/28/2025)

[Public]

Evening Services, Traffic, 8:30pm-10:00pm:

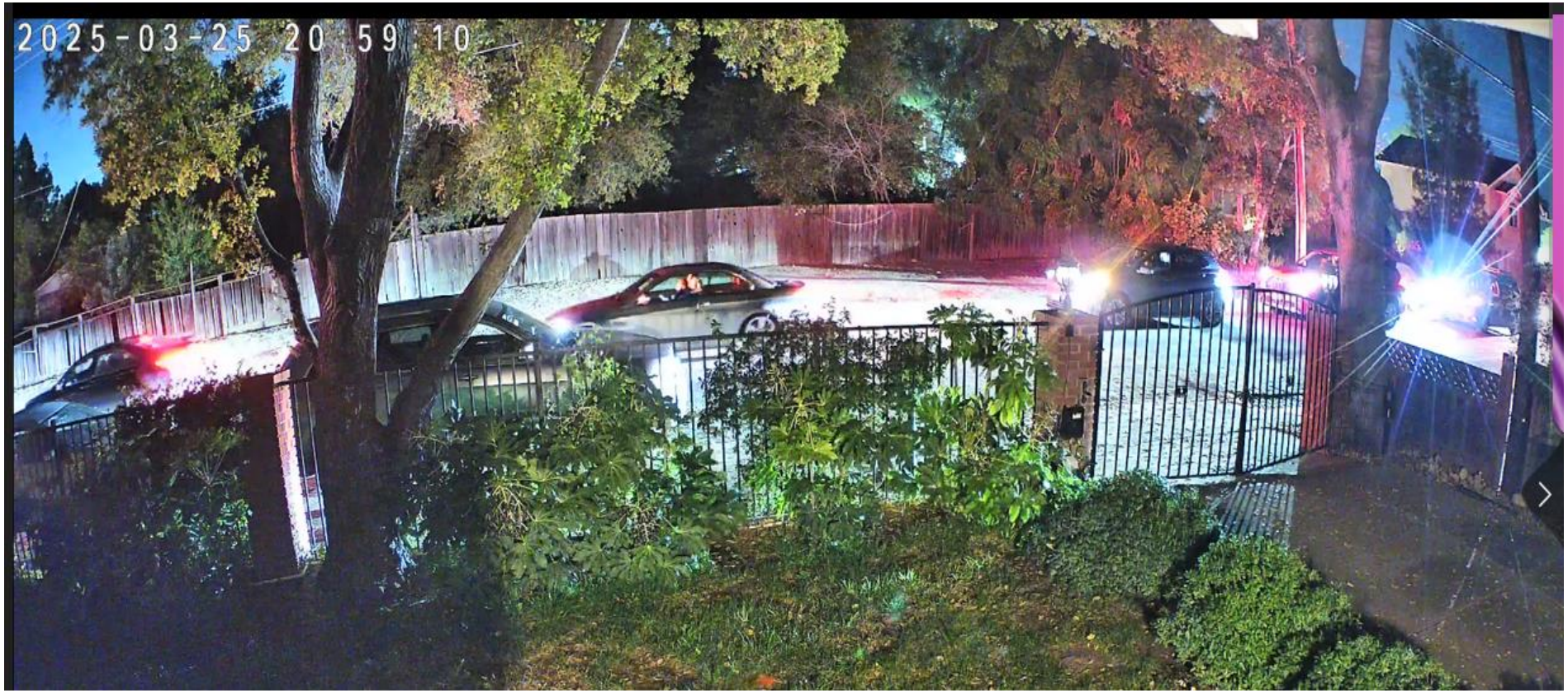
The services started around 9:00pm and ended around 10:30pm.
There were about 200-320 vehicles attended the evening services.



[Public]

Evening Services, Traffic, 8:30pm-10:00pm:

There were bumper-to-bumper congestion on Farley Road between 8:40pm to 9:05pm.



[Public]

Evening Services, Parking:

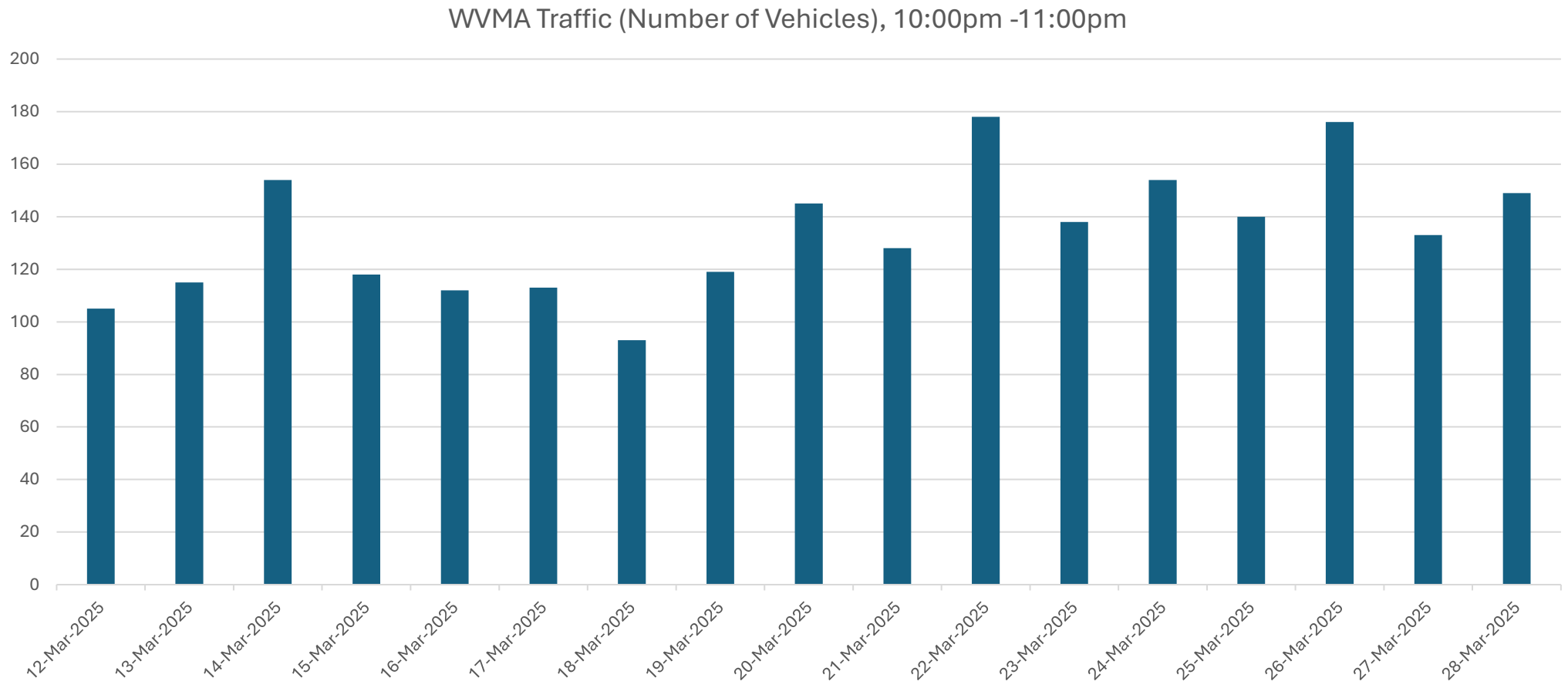
The WVMA property contains approximately 180 parking spaces. Up to 140 vehicles parked in the surrounding neighborhood outside the WVMA property. The following image depicts around 15 cars parked in front of my house until approximately 10:30 PM.



[Public]

Evening Services, Traffic, 10:00pm-11:00pm:

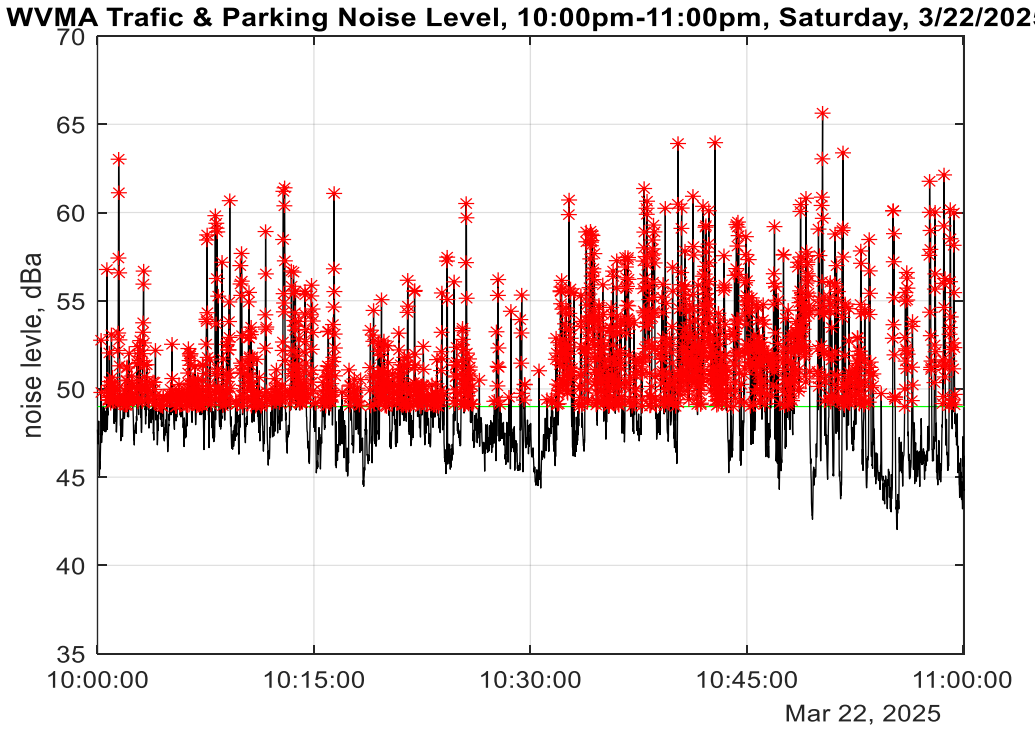
Around 10:30pm to 11:00pm, there were about 120-170 vehicles leaving WVMA through Farley Road toward Los Gatos Blvd. There were about same number of vehicles leaving WVMA through Farley Road toward Izorah Way/Flintridge Dr.

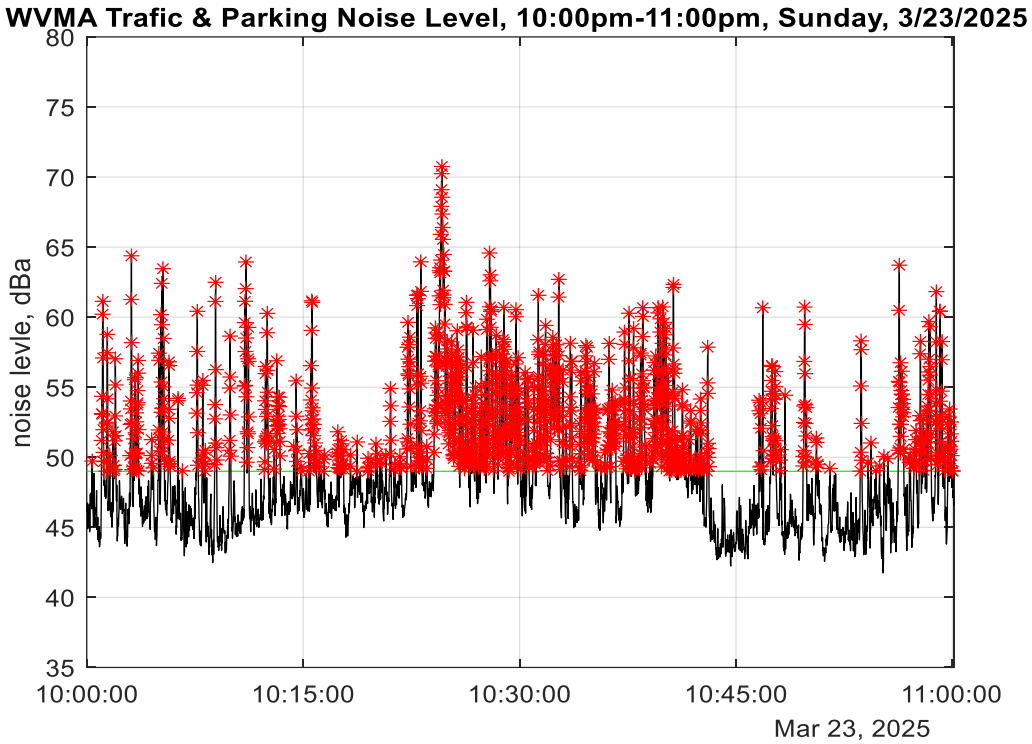


[Public]

Evening Service, Traffic Noise, Weekends, 10:00pm-11:00pm

The LG Noise Ordinance limits noise is 43dBA after 10:00 PM on weekends/holidays, with a violation threshold set at 49dBA (a 6dB higher). However, WVMA traffic noise exceeds this limit by a significant margin, causing serious disruption to residents' sleep. The noise includes sounds from vehicle traffic, cars driving over manhole covers, car remote key beeps, slamming doors, engine starts, and engines idling while drivers wait for passengers.



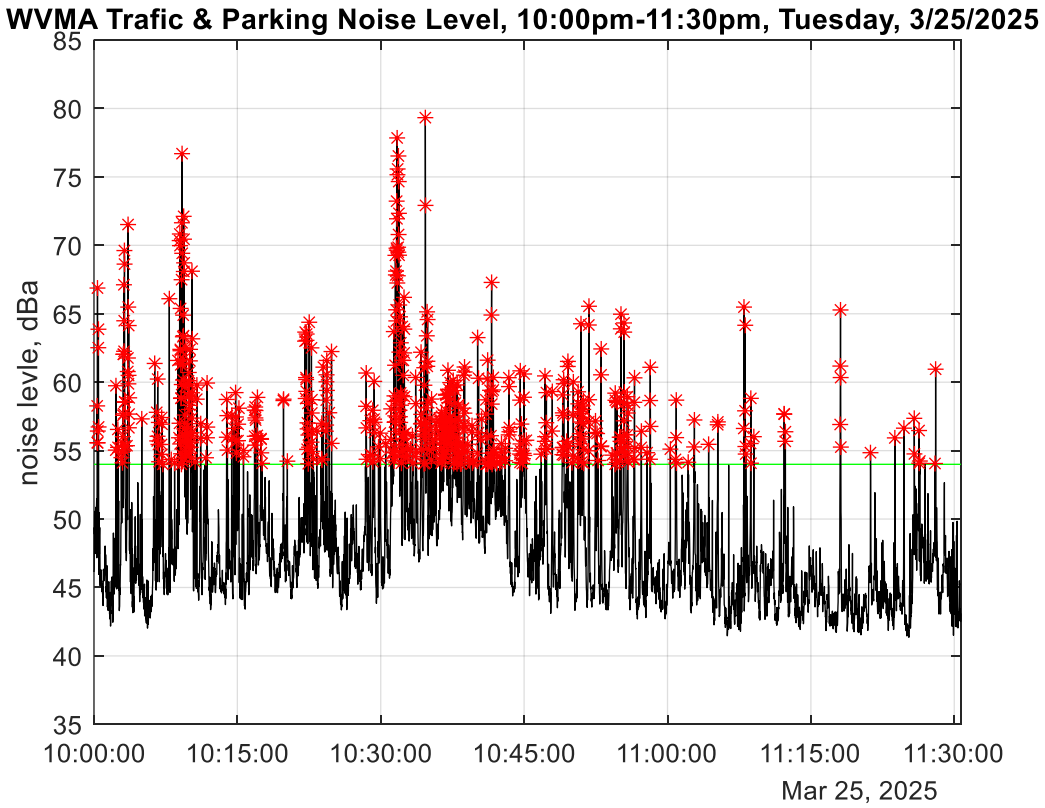


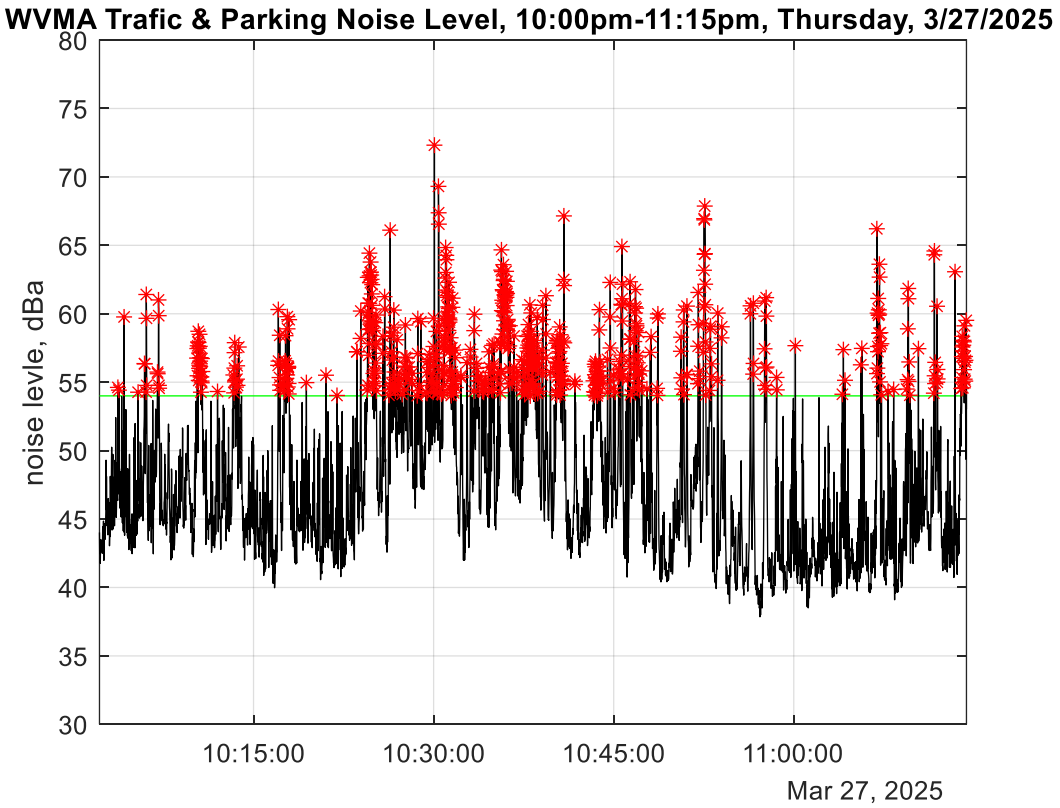
Noise was measured at front door of house at [redacted] Farley Road using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level violates the violation limit (49dBa)

[Public]

Evening Service, Traffic Noise, Weekdays, 10:00pm-11:00pm

The LG Noise Ordinance limits noise is 48dBA after 10:00 PM on weekdays, with a violation threshold set at 54dBA (a 6dB higher). However, WVMA traffic noise exceeds this limit by a significant margin, causing serious disruption to residents' sleep. The noise includes sounds from vehicle traffic, cars driving over manhole covers, car remote key beeps, slamming doors, engine starts, and engines idling while drivers wait for passengers.



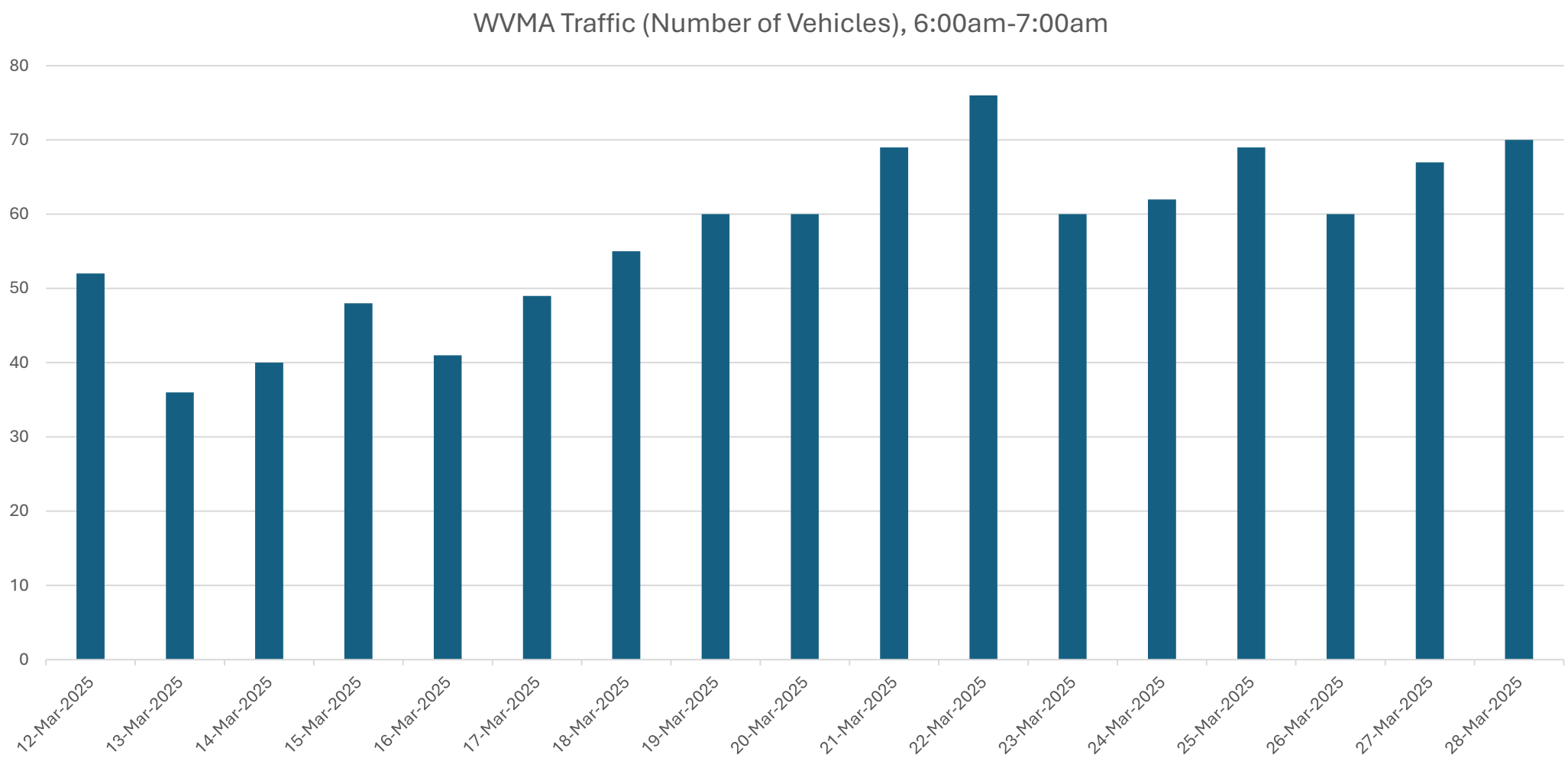


Noise was measured at front door of house at [redacted] Farley Road using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level violates the violation limit (54dBa)

[Public]

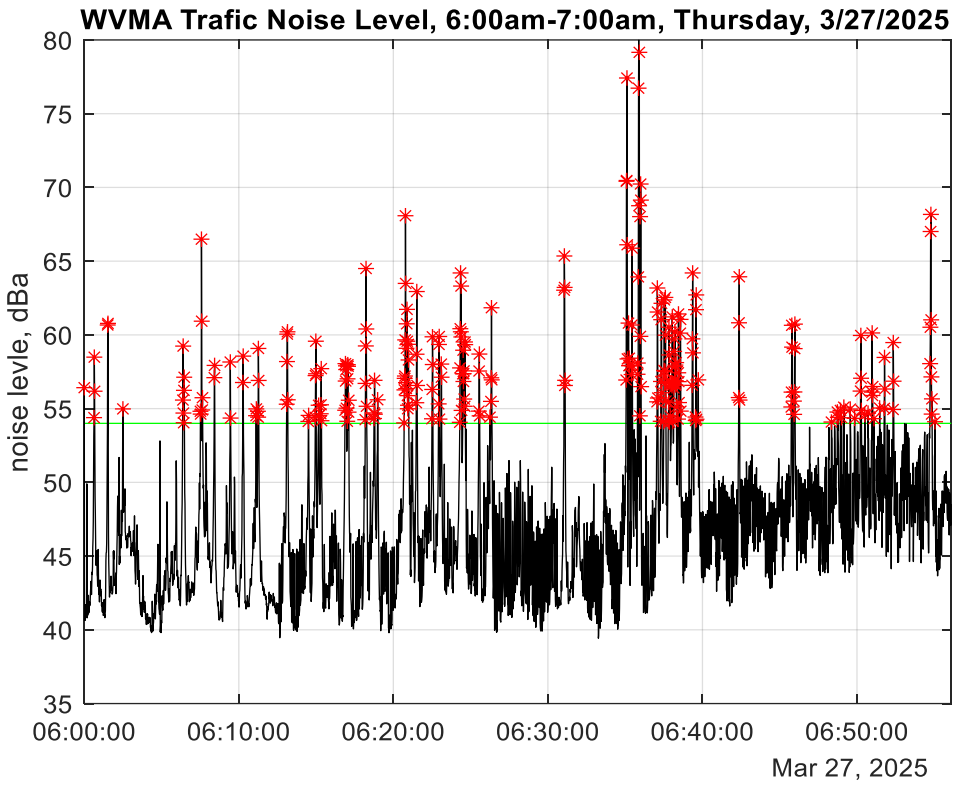
Morning Service, Traffic, 6:00am-7:00am

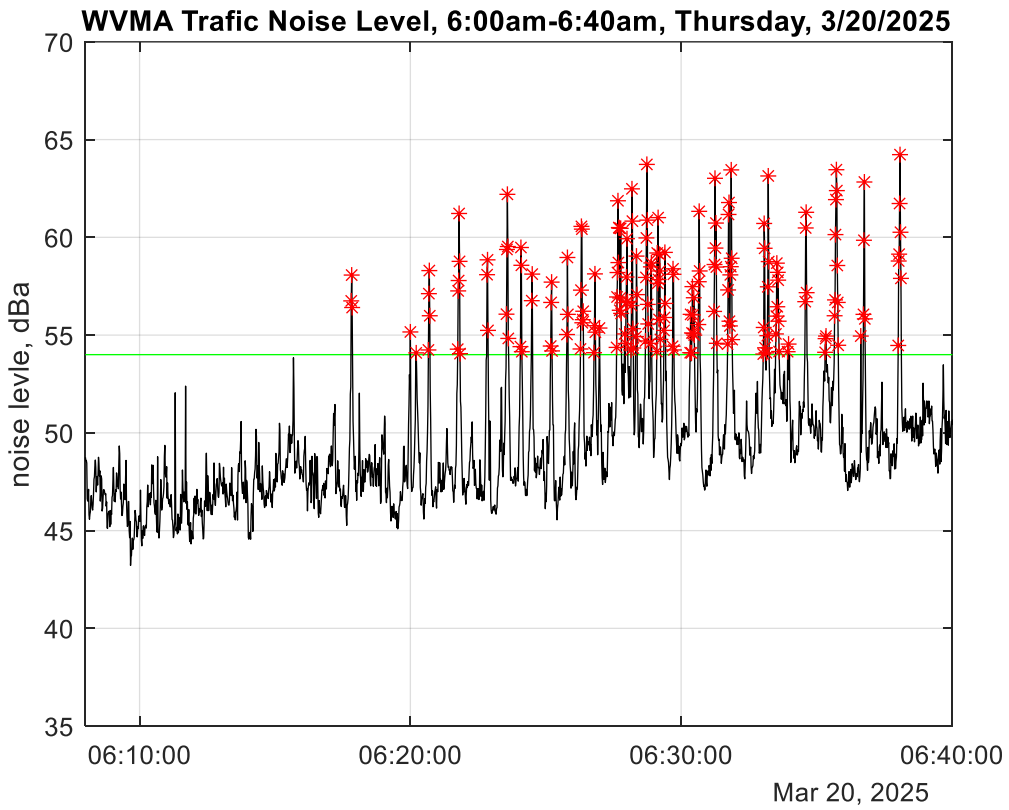
There were about 60 in-and-out WVMA's vehicles between 6:00am – 7:00am



[Public]

Morning Service, Traffic Noise, 6:00am – 7:00am





Noise was measured at front door of house at [redacted] Farley Road using a calibrated Sound Level Meter(SLM). Black curve is the noise level recorded By SLM. Red * indicated noise level higher than 54dBa.

[Public]

Reference: Vehicle Noise Level versus Speed:

Reference link: https://nonoise.org/resource/trans/highway/spnoise.htm

Speed (mph)	Noise at 50 ft (dB)		
	Auto	Medium Truck	Heavy Truck
30	62	73	80
31	62	74	80
32	63	74	81
33	63	75	81
34	64	75	81
35	64	76	82
36	65	76	82
37	65	77	82
38	66	77	82
39	66	77	83
40	67	78	83

From: Alice Lopes [redacted]
Sent: Friday, March 20, 2026 10:23 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Opposition to CUP Modification Farley Road

[EXTERNAL SENDER]

Subject: Formal Opposition to CUP Modification for 16769 Farley Road (WVMA) and Request for Use Intensity Audit

To the Members of the Planning Commission,

This letter serves as a formal objection to the proposed modification of the **Conditional Use Permit (CUP)** for 16769 Farley Road. We request that the Commission not only **deny the extension of operating hours** but also initiate a formal review of the existing permit due to a documented "Material Change in Use" that is fundamentally incompatible with the **R-1 Residential Zone**.

1. Failure to Conform to R-1 Zoning (Section 16.20.010)
The R-1 designation is intended to protect residential tranquility. The current "stadium-scale" impact—characterized by concentrated surges of hundreds of vehicles—violates the spirit and letter of **Town Code 16.20.010**. The noise, light pollution, and traffic congestion occurring 52 weeks a year, peaking during the 30 nights of Ramadan, constitute a public nuisance that exceeds the environmental capacity of a narrow residential street.

2. Distinction from Precedent Use
The "grandfathered" intensity established by the previous occupant (Jehovah's Witnesses) was based on a low-frequency, low-impact model. The current use represents a significant escalation in **frequency, peaking, and duration**. A CUP is a contract with the neighborhood; when the intensity of use scales beyond the infrastructure's ability to safely support it, the permit must be restricted, not expanded.

3. Safety and Emergency Access Concerns
Farley Road was not engineered for regional-scale assembly. The nightly "torrent of traffic" creates significant safety hazards for local pedestrians and threatens to impede emergency vehicle access during peak arrival and departure windows. We have documented instances where the sheer volume of vehicles renders the street impassable for residents.

4. Request for Action
We respectfully urge the Commission to:

- **Deny the request** to extend operating hours to 11:00 p.m., as the current 10:00 p.m. limit is already a significant burden.
- **Commission an independent Traffic and Safety Audit** that measures actual peak-hour volumes rather than theoretical averages.
- **Enforce existing CUP conditions** strictly, with clear penalties for noise and traffic violations.

The neighborhood's quiet enjoyment is not a secondary concern; it is the primary purpose of R-1 zoning. We ask the Town to prioritize the safety and stability of its residents over the unsustainable expansion of a high-intensity use in a low-density area.

Sincerely,
Alice Lopes
[redacted]

From: Evann P.S. Addeo [redacted]
Sent: Friday, March 20, 2026 10:46 AM
To: Planning <Planning@losgatosca.gov>
Cc: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; [redacted] Sblend Sblendorio [redacted]; Ellie Hale [redacted]
Subject: Public Comment Item # TBD; re 16769 Farley Road

[EXTERNAL SENDER]
Dear Ms. Kendra Burch and Planning Commission Members:

Please find the attached letter from Sblend 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: [redacted]
O: +1.408.287.9501

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

[redacted]

[redacted] to send us files securely
[redacted] to receive valuable legal information

HOGE · FENTON
A member of Mackrell International, a Global Network of Independent Law Firms

HOGE · FENTON

Sblend A. Sblendorio
[redacted]

March 20, 2026

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

Re: Our Clients' Public Comment for the Hearing Considering 16769 Farley Road Conditional Use Permit Application U-24-010
Our File No.: 210148

Dear Ms. Kendra Burch and Planning Commission Members:

This law firm represents James and Kimberly Ratcliff, who own and reside in a single family residence immediately adjacent to 16769 Farley Road, Los Gatos (the "Subject Property.") We previously wrote letters to the Los Gatos Planning Department on November 2, 2025, and March 9, 2026, regarding our clients' opposition to the above referenced conditional use permit application. Those letters are attached hereto as **Attachment A** (the November 4, 2025, letter) and **Attachment B** (the March 9, 2026, letter) and are incorporated herein by reference.

The Ratcliffs live next door to West Valley Muslim Association ("WVMA") on Farley Road, a small street with no sidewalks, no lighting, no roadway striping. The Ratcliffs and WVMA coexisted peacefully for many years until 2024, when WVMA ceased compliance with its conditional use permit ("CUP") and the ordinances of the Town of Los Gatos ("Town").

In 2020, WVMA obtained a CUP modification allowing late night use until 10:00 p.m., or 11: 00 p.m. during Ramadan. (Town of Los Gatos Conditional Use Permit U-24-010.) This CUP modification was granted by the Planning Commission in reliance on a statement by WVMA, included in the 2020 Staff Report, that the facility was to be used by 10 to 25 members for late night prayers during Ramadan, with no increase to traffic or required parking. (**Attachment C**, Town of Los Gatos Planning Commission Report, Meeting Date 3/11/2020, Item No. 2, at page 3.)

Despite these assurances, since 2024 WVMA has hosted nearly 1,000 attendees at its peak times, and, in its routine daily operations, regularly hosts several hundred attendees with programming ending after its already-extended curfew. Its attendees quickly fill its 180-space parking lot, forcing hundreds of cars to park in the neighborhood's streets. This causes roadway congestion to the point emergency vehicles cannot get through; blocking residents' access to their own driveways; increasing noise, light, and emissions pollution; and reducing pedestrian access on this sidewalk-less street making it unsafe for residents, especially children and seniors, to take walks in their own neighborhood.

In July 2024, a violation notice was issued to WVMA regarding the violation of its CUP and the Town Code, included hereto as **Attachment D**. Instead of changing its operations to comply with the Town Code and it's CUP, WVMA continue to provide services beyond its capacity to the detriment of the neighborhood, and filed its current application to again modify its CUP seeking approval to operate up to 20-hours per day, with hundreds cars street-parking on residential roads.

Our clients oppose the proposed modification of WVMA's existing conditional use permit to allow late night and early morning assembly usage within the R-1 Residential Zone for the following reasons:

1. Applicant West Valley Muslim Association has previously and repeatedly violated the terms of its existing Conditional Use Permit U-24-010. Accordingly, rather than expanding the scope of conditionally permitted uses upon the Subject Property, the Town of Los Gatos should suspend or otherwise enforce the existing CUP.

2. The Religious Land Use and Institutionalized Persons Act ("RLUIPA") does not apply to this Project, because WVMA has not demonstrated that any other owner or user of real property within an R-1 District in the Town has been granted lawful permission to conduct assembly and/or worship services during the early morning hours prior to 8:00 am or during the late night hours after 10:00 pm, and denial of WVMA's application (i.e., which would simply maintain the *status quo ante*) would not substantially burden religious practices.

3. The CUP modification application is neither statutorily nor categorically exempt from environmental review and instead requires full environmental review. The proposal to modify the CUP would allow expanded after hours assembly use in an R-1 Residential District in the Town is a "project" as defined in the California Environmental Quality Act ("CEQA"), which would materially increase the intensity of use on the Subject Property and cause significant environmental impact. As such, the CEQA process must be followed.

Please refer to **Attachment A** for an in-depth analysis of the above stated reasons for our client's opposition.

Our clients are not opposing WVMA's use of the 2020 CUP. The Ratcliffs acknowledge WVMA's existing rights under the CUP, while urging the Town to enforce the existing limitations within the CUP and the Town Code.

A. The Town may enforce WVMA's existing CUP and deny its modification request without infringing WVMA's rights.

1. The Town may enforce its reasonable, neutral ordinances on all properties, whether operated for religious or non-religious purposes, within the Town

WVMA has expanded its use both in hours of operation and in the number of attendees it hosts impermissibly. To the extent WVMA invokes RLUIPA as a rationale for allowing its expanded use with impunity, note that RLUIPA does not create a right to special treatment. (See *New Harvest Christian Fellowship v. City of Salinas*, (9th Cir. 2022) 29 F.4th 596, 604

(factoring only whether the City's zoning provision impermissibly treated religious organizations on less than equal terms with a nonreligious assembly or institution.)

The Town may permissibly enforce its existing reasonable limitations on noise and operating hours where no other religious or non-religious entity is allowed to operate past 11:00 p.m. or before 8:00 a.m. in an R-1 neighborhood.

2. WVMA's practice of religion is not substantially burdened by reasonably operating hours and occupancy limits

To the extent WVMA contends that limiting its hours of operation and attendee capacity in conformance with its existing CUP and the Town Code burdens its religious practice, RLUIPA precludes only a *substantial* burden. "[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).

WVMA is not prohibited from conducting its services in the building, and the Town's limits to hours and occupancy are merely inconveniences to WVMA. (*New Harvest Christian Fellowship v. City of Salinas* (9th Cir. 2022) 29 F.4th 596, 602 (finding no substantial burden when compliance with zoning rules would necessarily reduce attendee capacity, nor when live music services were limited to a space within the building with poor acoustics, noting the church purchased the space with full knowledge of its restrictive zoning).)

In fact, WVMA operated for several years in compliance with the Town Code and its CUP. Therefore, the Town does not place an impermissible burden on WVMA by enforcing its Code and the existing CUP. Further, the Town does not place a substantial burden on WVMA by denying the CUP modification application. WVMA has no right to a CUP modification. (see *Sounhein v. City of San Dimas* (1996) 47 Cal.App.4th 1181, 1187 (explaining a CUP is not granted as a matter of right).

In contrast, the residents of the neighborhood do have an ancient right to quiet enjoyment of their property (*Greater Westchester Homeowners Assn. v. City of Los Angeles* (1979) 26 Cal.3d 86, 91) as well as the **safe**, navigable roadways the Town Code aims to ensure, discussed below.

3. No conditional use permit for the Subject Property contemplates the current level of use and no special consideration must be given to the current occupants

To the extent WVMA argues that the fire-code permits occupancy of up to 600-800 people based on the buildings size and other characteristics, neither the current nor proceeding CUPs for the land establish a use consistent with hosting that volume of attendees simultaneously, let alone on a daily basis from before sunrise and well into the night.

A CUP was issued in 1990 to allow the construction of a library and a hallway within the facility. Such library use did not contemplate an increase to the number of individuals hosted at the site at any given time commensurate with any increased square footage. (**Attachment C**.) If increased occupancy was intended to be approved in 1990, such occupancy and considerations for additional parking would have been stated. Because the

CUP is silent as to occupancy and no increase to parking was required, it follows that the library was intended to be an expansion of services to the existing congregation, not to support an expansion. Fire code limits should not and do not establish reasonable occupancy limits for zoning purposes.

Conditions of approval for CUPs "must relate to the property and not to the particular applicant." (*Sounhein v. City of San Dimas* (1996) 47 Cal.App.4th 1181, 1187.) As such, there is no need for the conditions set on the land in 1990 or in 2020 when the CUP was modified to be further modified for the convenience of the applicant.

Several other Bay Area cities have contended with these very issues and maintain CUPs restricting use of religious facilities in residential zones to reasonable hours of the day, with limited numbers of attendees. For instance, the City of Campbell has placed restrictions on a property at 400 Budd Avenue currently used as a mosque, limiting congregation use to Wednesdays from 7:30 pm. to 8:30 p.m., and Sundays from 10:30 a.m. to 11:30 p.m. In South San Francisco, a property used as a mosque at 373 Alta Vista Dr, is limited to operating until 10:00 p.m. daily, and must apply for expanded use during Ramadan annually. And in Berkeley, a property at 2716 Derby St. now used as a mosque, restricts use from 10:00 a.m. to 6:00 p.m., and further caps the number of attendees on Friday nights to 100 people.

There is no requirement that municipalities continually modify use permits such that they are tailored to the preferences of each landowner or possessor, rather municipalities are free to maintain the reasonable restrictions placed at inception of the existing conditional uses.

B. WVMA's current, impermissible operations violate the existing CUP and Town Code, while causing significant noise and safety issues in the residential neighborhood

1. Our clients have long endured unreasonable noise disturbances preventing them from enjoying their homes.

WVMA's existing CUP specifies operating hours until 10:00 p.m., or 11:00 p.m. during Ramadan. However, WVMA routinely operates its services past 10:00 p.m. during times other than Ramadan. Even after the July 2024 notice of violation, WVMA failed to conform its use to the CUP and Town Code and instead continues to operate from pre-dawn to past 11:00 p.m. regularly. The late-night noise has been particularly disruptive to our client's sleep schedules, which interferes with our client Jim Ratcliff's ability to serve the community in his role as a surgeon and made our client Kim's recent battle with cancer a more difficult fight than it would have been otherwise. Additionally, because WVMA does not provide notice of its events to its neighbors, our Clients have experienced disruptions to the private events they host in their home. They live with uncertainty when inviting guests as to whether they will be forced indoors or to contend with the noise from the large-scale public events next-door, or if they will actually be able to host in peace.

According to the 2025 WVMA Los Gatos & Saratoga prayer schedule ("Prayer Schedule") linked in Applicant's Revised Justification Letter, in 2025, there were 70 dates outside of Ramadan where prayers were scheduled to begin at or after 10:00 p.m., and another 21 dates where prayers were scheduled within 20 mins of 10:00 p.m. WVMA also has

recurring programming scheduled every weeknight until 10:00 p.m. on an ongoing, indefinite basis.

Morning operating hours are not contemplated in the existing CUP, **therefore the Town Code's 8:00 a.m. curfew controls**. (Town Code, Section 16.20.010.) WVMA flagrantly violates the Town Code operating with daily early morning services, including 104 dates in 2025 where prayers were scheduled to start before 5:00 a.m., and 255 dates where prayers were scheduled to start before 6:00 a.m. (Prayer Schedule.)

These early morning and late night operations create unreasonable noise disturbances from the streams of traffic and pedestrians moving through the neighborhood, loud talking, slamming car doors and trunks, folding strollers, and engaging car locks causing their car alarms to chirp or even go off. When the operations are bookended this way, and as WVMA proposes continue in its modification application, that leaves only four to five hours of peace per day.

Our clients and their neighbors have for too long endured instances of amplified services emanating from the facility's open windows and doors, screaming and other ruckus from unsupervised teenagers and children, drumming and music as early as 6:00 a.m., as well as the streams of car and pedestrian traffic multiple times per day every day. WVMA routinely schedules outdoor events with no notice to neighbors and preventing our clients' quiet enjoyment of their home and yards.

WVMA purchased this property knowing it was a small facility, on a small road, in a quiet residential community, and it operated quietly until 2024. Our clients seek the Town's assistance in returning the character of the residential community by enforcing the existing CUP and by denying the CUP modification.

2. WVMA's reliance on street-parking is an unsafe and untenable solution which violates the Town Code.

In its justification letter, WVMA describes in detail why it will not consider any parking solution other than allowing the hundreds of cars belonging to its attendees and members to descend upon the neighborhood parking in front of homes and driveways across several blocks. Town Code prohibits expansion of use without increasing the number of off-street parking spaces commensurate with the increased use. (Sec. 29.10.145.) As a result, WVMA's current unpermitted expansion of use is in violation of Town Code, and approval of its modification application would ensure continuing violations.

The Town's limits on street parking are necessary to prevent obstructions to roadways and unsafe and unnecessary interactions between cars and pedestrians. WVMA's current reliance on street parking creates roadway obstructions as well as unsafe pedestrian conditions.

In at least one instance, Los Gatos Police vehicles were unable to get through Farley Road because both sides of the street were fully parked and the travel lanes were at a standstill. The same could be true in the future for fire and emergency medical services, placing life and property at risk.

Further, WVMA has at times allowed vehicles connected to its operations to double park on the road in front of its facility. Because Farley Road is so narrow, double parking vehicles on the roadway, or even single parking vehicles encroaching on the roadway impermissibly compromises the free passage of Farley Road.

Additionally, the increased volume of street parked cars makes the road impossible to navigate safely by pedestrians at times. When the neighborhood is inundated by parked cars, residents are precluded from walking on the "shoulders" of the road and instead must share the middle of the road with vehicular traffic. These packed-in, street-parked cars create a lack of visibility for pedestrians and drivers to see each other thereby making it **unsafe** for pedestrians to cross the road. These conditions have led to neighborhood residents, including children and senior citizens, getting "stuck" away from their homes on walks and having to wait for the rush of cars from WVMA attendees in order to traverse the road to return home.

Approval of WVMA's CUP modification would undermine the purpose of Town Code's prohibition on street parking by increasing the interaction between cars and pedestrians and decreasing safety and order in this residential neighborhood.

We urge the Town to enforce the current CUP and Town Code, which would allow no more attendees than there are parking spaces for, and no more than 25 attendees during the late-night Ramadan hours.

C. Should the Town grant any modifications to WVMA's CUP, it should do so with thoughtful and necessary conditions to preserve and ensure safe and quiet conditions for all residents.

Should the Town grant any modifications to WVMA's CUP, our clients urge the Town to adopt significant control measures, as the Town did for Hillbrook School, including, but not limited to: restriction of activities to certain hours of the day; capping the maximum number of attendees; establish a maximum for daily car trips with means for calculating car trips, a review process, and imposition of penalties for exceeding the maximum; prohibit opening windows and doors during certain activities; and require advance notice to neighbors for special events. Additionally, our clients urge the Town to require conditions for establishing sufficient off-site parking; to prohibit on-street drop-off or pick-up for attendees; measures to control vehicle noise from the parking lot; and, critically, to establish measures that will guarantee emergency access to, and through, all parts of Farley Road at all times.

On behalf of our clients, we respectfully request that the Town deny the WVMA's application for modification of its conditional use permit on the basis of its violations of the existing permitted uses, and instead diligently enforce the terms and conditions of the existing CUP and the Town's curfew and noise ordinances.

Sincerely,

HOGE, FENTON, JONES & APPEL, INC.

Sblend Sblendorio
Attorney

SAS

Enclosures: Attachment A, Attachment B, Attachment C, Attachment D

cc:
Jocelyn Shoopman, jshoopman@losgatosca.gov
Alexa Nolder, ANolder@losgatosca.gov
Jim Ratcliff, [redacted]
Kim Ratcliff, [redacted]

ATTACHMENT A

HOGE · FENTON

Sblend A. Sblendorio
[redacted]

November 4, 2025

Jocelyn Shoopman, Senior Planner
Joel Paulson, Community Development Director
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Re: Our Clients: James and Kimberly Ratcliff
Opposition to Application for Modification to Conditional Use Permit U-24-010
Subject Property: 16769 Farley Road, Los Gatos, California
Applicant: West Valley Muslim Association
Our Matter No.: 210148

Dear Ms. Shoopman and Mr. Paulson:

This law firm represents James and Kimberly Ratcliff, who own and reside in a single family residence immediately adjacent to 16769 Farley Road, Los Gatos (the "Subject Property.") Our clients oppose the proposed modification of an existing conditional use permit to allow late night and early morning assembly usage within an R-1 Residential Zone upon the Subject Property for the following reasons:

1. Applicant West Valley Muslim Association ("**WVMA**") has previously and repeatedly violated the terms of its existing Conditional Use Permit U-24-010 (the "**CUP**".) Accordingly, rather than expanding the scope of conditionally permitted uses upon the Subject Property, the Town of Los Gatos ("Town") should suspend and/or terminate the CUP.

2. The Religious Land Use and Institutionalized Persons Act ("**RLUIPA**") does not apply to this Project, because WVMA has not demonstrated that any other owner or user of real property within an R-1 District in the Town has been granted lawful permission to conduct assembly and/or worship services during the early morning hours prior to 8:00 am or during the late night hours after 10:00 pm, and denial of WVMA's application (i.e. which would simply maintain the *status quo ante*) would not substantially burden religious practices.

3. The proposal to modify the CUP would allow expanded after hours assembly use in an R-1 Residential District in the Town is a "project" (as defined in the California Environmental Quality Act), which would materially increase the intensity of use on the Subject Property and cause significant environmental impact. Accordingly, the CUP modification application is neither statutorily nor categorically exempt from environmental review, and requires full environmental review.

1. WVMA's Current Operations on the Subject Property are in Violation of the Terms and Conditions of the CUP.

The Los Gatos Town Code of Ordinances ("**Town Code**") prohibits modification of a nonconforming use without obtaining a conditional use permit, and identifies changes to intensity of use as a modification. (Town Code Sec. 29.10.215.) Specifically, the Town Code provides that an increase in parking required, commencement or intensification of activities, and an increase in the number of hours or staying open later imposing a new burden on the neighborhood constitutes a modification. (Town Code Sec. 29.10.215(1).) Moreover, the Town Code establishes that "[a]ny change that is a substantial departure from plans which were the basis of any approved; existing use," is a modification. (Town Code Sec. 29.10.215(2).)

WVMA has violated the terms and conditions of its existing CUP by substantially departing from the conditions of approval by increasing the intensity of its parking requirements, by increasing operating hours without approval, and by intensifying its activities.

WVMA Has Substantially Departed from the Approvals of the Existing CUP

WVMA's existing CUP establishes permissible operating hours until 10:00 p.m., or 11:00 p.m. during Ramadan. This existing CUP was issued in 2020, and the staff report for the CUP notes that the anticipated use until 11:00 p.m. during Ramadan is limited to 10-25 members, with no increase to traffic impacts or required parking. However, beginning in 2024 there was a marked increase in members attending during Ramadan and Friday prayers which impacted traffic, parking, and noise in the neighborhood. During Ramadan in calendar years 2024 and 2025: (i) an estimated 1,000+ members attended nightly prayer gatherings after 10:00 p.m., far exceeding the "10-25 members" in the Town's staff report; (ii) during nightly prayer gatherings, WVMA attendees regularly participated while standing outdoors, with the doors and windows of the building open, observing and participating in the "indoor services" from outside; and (iii) outside participation was encouraged by amplification of the services in contravention of the Town's noise ordinance. Because WVMA has increased the quantity of members attending by orders of magnitude from the plans used as a basis for granting the existing CUP, WVMA is violating its existing CUP.

WVMA Has Violated Parking Requirements.

The Town Code prohibits expansion or modification of parking use "through an increase to the seating capacity, number of persons employed or otherwise, unless the number of additional off-street parking spaces necessitated by such … modification … are provided." (Sec. 29.10.145.)

While WVMA enjoys the privileges of its existing use to avoid the need for conformance to the Town's parking requirements (one space for every four seats) as noted in WVMA's "Response to Staff Technical Review," the privilege does not shield them from the unlawfulness of its increased use without providing alternative parking. The vast expansion in the number of worshippers attending during Ramadan, Friday prayers, and weekend events has caused WVMA's need for parking to far exceed its 180 parking space

capacity, and its proposal to restripe its existing parking lot to add only an additional twenty to thirty more parking spaces would be woefully inadequate to ameliorate the burden on the neighborhood from its actual, unlawful, expanded use.

In connection with the foregoing, WVMA's inadequate onsite parking has led to hundreds of cars being parked by members and attendees on the neighborhood streets, displacing residents' use of street parking for hours at a time extending into the night, and often overlapping or blocking residential driveways. Farley Road is a narrow residential road that lacks sidewalks. So, the increased volume of street parked cars makes the road impossible to navigate safely at times. When the neighborhood is inundated by parked cars, pedestrians are precluded from walking on the "shoulders" of the road and instead must share the middle of the road with vehicular traffic.

Additionally, these packed-in, street-parked cars create a lack of "daylight" for pedestrians and drivers to see each other thereby making it unsafe for pedestrians to cross the road. These conditions have led to neighborhood residents, including senior citizens, getting "stuck" away from their homes on walks and having to wait for the rush of cars from WVMA attendees in order to traverse the road to return home.

This is exacerbated by the difficulty in enforcing speed limits, despite residents of the neighborhood reporting numerous incidents of speeding by WVMA's attendees to Los Gatos Police Department. Significantly, there was at least one instance when Los Gatos Police vehicles were unable to get through because both sides of the street were fully parked and the travel lanes were at a standstill – the same could be true in the future for fire and emergency medical services, placing life and property at risk.

WVMA Has Increased its Operating Hours

WVMA's existing CUP specifies operating hours until 10:00 p.m., or 11:00 p.m. during Ramadan. However, WVMA routinely operates its services past 10:00 p.m. during times other than Ramadan. On July 5, 2024, the Town notified WVMA of violations of their CUP as well as violation of Town Code. Since that time, WVMA has failed to conform its use to the CUP and Town Code, and instead continues to operate from pre-dawn to past 11:00 p.m. regularly.

According to the 2025 WVMA Los Gatos & Saratoga prayer schedule linked in Applicant's Revised Justification Letter, in 2025, there were 70 dates outside of Ramadan where prayers were scheduled to begin ats or after 10:00 p.m., and another 21 dates where prayers were scheduled within 20 mins of 10:00 p.m. WVMA also has recurring programming scheduled every weeknight until 10:00 p.m. on an ongoing, indefinite basis.

Additionally, WVMA operates early morning services, including 104 dates where prayers were scheduled to start before 5:00 a.m., and 255 dates where prayers were scheduled to start before 6:00 a.m. Morning operating hours are not contemplated in the existing CUP, and the 4 a.m. and 5 a.m. start times create unreasonable noise disturbances, discussed further below.

Because WVMA has routinely operated beyond the operating hours listed in the existing CUP, the proposed modification must be denied and the Town should revoke the existing CUP.

The Current and Proposed Operating Hours Violate the Noise Disturbance Curfew

Section 16.20.010 of the Town Code prohibits the making of noise or permitting of noise to be made, between the hours of 10:00 p.m. and 8:00 a.m., which is "unreasonably disturbing or physically annoying to people of ordinary sensitivity or which are so harsh or prolonged or unnatural or unusual in their use, time or place as to cause physical discomfort to a person(s)."

WVMA's current operations and proposed modification requests to extend operational hours in the morning to 90 minutes before sunrise, every day, and to extend to 11:00 p.m., every night, and, during Ramadan, to midnight. This proposed schedule would leave only a mere 4 or 5 hours per night during which the noise curfew would be enforced to prohibit streams of traffic, streams of pedestrians moving through the neighborhood, loud talking, slamming car doors and trunks, folding strollers, and engaging car locks causing their car alarms to chirp or even go off.

This proposed schedule is patently unreasonable in a residential district of the Town and would interfere with the sleep schedules of residents in the surrounding blocks. In particular, James and Kim Ratcliff, have lost countless hours of sleep per night, affecting James' ability to serve the community in his role as a surgeon, and making Kim's recent battle with cancer a more difficult fight than it would have been otherwise. Attempts to contact WVMA's executive director or property managers during noise disturbances have been fruitless, and/or have not been responded to at all.

WVMA's unlawful 20 hour operation schedule violates the noise curfew and is unreasonable for this residential neighborhood and should not be permitted to continue in violation of the rights of existing residents.

WVMA Unwillingness to Comply with Town Ordinances Should Preclude Expanding its Permitted Operations

In addition to the violations discussed above, the Town has issued several violation notices to WVMA, including notices for noise disturbance related to construction and for use of a gas-powered leaf blower. Significantly, in July 2024, a violation notice was issued which reminds WVMA of the conditions of its CUP, states that its operations are in violation of the CUP, and describes the impact to the neighborhood.

WVMA ignored the July 2024 notice and has shown, through its repeated violations, that it is not capable of respecting the CUP, the Town Code, or the neighborhood it is situated in. Because WVMA has shown it cannot be trusted to comply with its current obligations, the Town should not grant its requested CUP modifications. Doing so would only put the neighborhood at risk of even greater detriments from future WVMA violations.

Typetext here

2. The Town has not permitted any other religious or non-religious owner or user of real property surrounded by residential uses in an R-1 District within the Town of Los Gatos to conduct assembly and worship services during the pre-dawn hours or after 11:00 at night.

A. The Town's existing CUPs expanding hours for religious users in R-1 districts are inapposite to WVMA's requested modification.

The Town granted extended operating hours to both Calvary Church and Faith Lutheran Church, each of which is located in R1 districts. However, each of these properties and the permitted uses differs significantly from that of WVMA.

The permit granted to Calvary Church allows daily assembly from 7:00 a.m. to 10:00 p.m., and allows extended operation until 12:00 a.m. on Saturdays. (Town of Los Gatos Conditional Use Permit U-02-09.) Calvary Church sits on a 7.481 acre property, is surrounded on three sizes by commercial or office zoning, and exceeds the minimum 4:1 occupants to parking requirement with 467 spaces for 1,680 seated capacity, plus has an on-site overflow parking lot. Additionally, the ingress and egress for Calvary Church parking is primarily onto Los Gatos Blvd, which is designated as an arterial road. (Town of Los Gatos, General Plan, Section 5.6 Roadways.) For limited times and purposes, Calvary Church allows egress onto Shannon Road, a neighborhood collector road. (Town of Los Gatos, General Plan, Section 5.6 Roadways.) Notably, Calvary Church was required to eliminate vehicle access to Robie Lane, an adjacent residential street designated as a local street. (Town of Los Gatos Conditional Use Permit U-02-09; Town of Los Gatos, General Plan, Section 5.6 Roadways.)

Calvary Church's CUP is not at all similar to the conditions of the Subject Property. WVMA sits on 2.76 acres, has single family homes on all sides, and has a mere 180 parking spaces for its 869 person seated capacity and it insists in its justification documentation that it cannot or will not provide alternatives for its attendees, such as over flow parking or shuttles. Further, ingress and egress from its onsite parking is exclusively onto Farley Road, which is designated as a local street, which is not designed to accommodate the volume of traffic it is currently receiving.(Town of Los Gatos, General Plan, Section 5.6 Roadways.)

Faith Lutheran Church is located on a lot to similarly sized to the Subject Property and is also surrounded by single family residences, the permit granted to Faith Lutheran is not for assembly and worship uses and therefore differs markedly from what WVMA is seeking. Faith Lutheran has operating hours from 5:00 pm to 10:00 p.m., Monday to Saturday; and 7:00 a.m. to 5 p.m. on Sundays. Additionally, Faith Lutheran is permitted to conduct church committee meetings between 3:00 p.m. and midnight daily, and may hold weddings and special events until 10:00 p.m. with 30 or 90 day prior approval by the planning and police departments. All uses are conditioned on complying with Town ordinances, namely the noise ordinance. (Town of Los Gatos Conditional Use Permit U-19-003.)

WVMA seeks to operate an hour and a half before dawn, and as late as 11:00 p.m. or midnight with full prayer services for attendees up to and exceeding its facility's seating capacity. WVMA insists its use does not violate noise ordinances in its noise study, however,

WVMA received a noise curfew violation notice from the town on or about September 23, 2025. Additionally, the actual experiences of the neighborhood residents says otherwise – since 2024, there have been instances of amplified services emanating from the facility's open windows and doors, screaming and other ruckus from unsupervised teenagers and children, drumming and music as early as 6:00 a.m., as well as the streams of car and pedestrian traffic multiple times per day every day.

No religious or non-religious entity has received permission from the Town to conduct its full services and operations in an R1 neighborhood for 20 hours a day from pre-dawn to midnight. No other entity has received permission from the Town to allow multiple trips from and parking by hundreds of cars on narrow, unlit residential streets day after day with no mitigations.

In fact, the Hillbrook School, which is zoned in HR1 and, like WVMA's facility, is accessible only by a single local street, has such stringent restrictions on its traffic impact that it must monitor daily car trips and is subject to fines for exceeding stated maximums. (Town of Los Gatos Conditional Use Permit U-12-002; Town of Los Gatos, General Plan, Section 5.6 Roadways.)

Because the Town has not permitted any other entity to engage in the type of conditional use being sought by WVMA, a denial of their modification application would not give rise to a RLUIPA claim.

B. Denial of WVMA's Application to Modify the CUP Does Not Create a Substantial Burden on the Exercise of Their Religion in Violation of RLUIPA

RLUIPA is not applicable to the Town's CUP enforcement and modification processes of the CUP.

A California appeals court found no violation of RLUIPA where the jurisdiction enforced the municipal code and ultimately denied a religious entity's conditional use permit application. *County of Los Angeles v. Sahag-Mesrob Armenian Christian School* (2010) 188 Cal.App.4th 851 ("*Sahag-Mesrob*".) The court noted that, "the requirement that an entity subject to [RLUIPA] apply for a conditional use permit and comply with the California Environmental Quality Act is not a substantial burden on the exercise of religion within the meaning of [RLUIPA]." County of Los Angeles v. Sahag-Mesrob Armenian Christian School (2010) 188 Cal.App.4th 851, 862. In fact, the congressional sponsors of RLUIPA stated, "[t]his Act does not provide religious institutions with immunity from land use regulation." *Id.* at 861.

In addition, the (Federal) Ninth Circuit Court of Appeals found no RLUIPA violation where a religious entity was denied a special use permit for a church in an agricultural zone due to the county's concerns about increased traffic and burden to public services. (*Spirit of Aloha Temple v. County of Maui* (9th Cir. 2025) 132 F.4th 1148, 1156.) The Ninth Circuit found that "the County's reasons for denying Plaintiffs' special-use permits have been consistent and relate to safety concerns that are not arbitrary and have not lessened the possibility that [the applicant's] could find a suitable property elsewhere." (*Id*. at 1158.) Further, the Ninth Circuit noted that the applicants "purchased land that they knew at the

time was subject to unique zoning restrictions which would limit their ability to establish a church or host large groups for religious activities." *Id*.

Here, WVMA knowingly purchased property in an R1 zone (rather than in a district with more permissive laws relating to early morning and late night use) and is therefore subject to applicable zoning laws. WVMA has not shown that requiring it to comply with applicable laws of which it had full knowledge would, in any way, substantially burden the exercise of their religion. Rather, the Town has granted its existing CUP enabling the practice of their members' religion until 10:00 p.m. nightly, or until 11:00 p.m. during Ramadan.

WVMA does not indicate that it is unable to provide services or otherwise practice their faith, it wants to expand the range of services beyond the boundaries of the Town Code in the specific area of the Town in which they elected to purchase real property, beyond what their onsite parking can accommodate, and beyond what the residential neighborhood can be expected to sustain.

Further, WVMA has stated it has permission from its religious leaders allowing them to offer a program ensuring they can exit and clear the facility based on the current CUP in effect. (WVMA, "Request for Modification of Conditional Use Permit - Letter of Justification" (April 29, 2025) at p. 13.) By its own admission, WVMA is able to operate and provide prayer services for its members and worshippers within the hours specified by the existing CUP, therefore, by its own admission, denial of WVMA's application will not create a substantial burden.

Additionally, WVMA admits the needs of the congregation are not driving its desire to expand the operating hours. Instead, WVMA states that practical challenges, other obligations, and a general lack of time cause 75% of its attendees to leave early from nightly prayer. (WVMA, "Request for Modification of Conditional Use Permit - Letter of Justification" (April 29, 2025) at p. 13.) The impact of this piecemeal attrition from WMVA's extensive nightly services, is a parade of noisy pedestrians and vehicle traffic disturbing residents throughout the evening.

WVMA's challenges are of its own making – it bought this property knowing it was in a residential neighborhood, and operated on this property without issue until 2024. There appears to be no reason they cannot operate within the boundaries of the existing CUP and attempt to restore the neighborhood to its prior condition.

WVMA lists a litany of location challenges and reasons for choosing the Farley Road location, suggesting there is no suitable alternative location; however, it does not say that the Town of Los Gatos has done anything to create those challenges. Additionally, WVMA does not assert that the Town has denied or would deny future applications for arbitrary or improper purposes. In fact, the Town has largely refrained from enforcement of the terms and conditions of the CUP, while presumably, allowing WVMA to apply for a modification, despite the burden WVMA's violations have caused the neighbors.

Although neither the Town nor the neighbors of WVMA created the challenges of finding a site allowing greater use, the residents of the neighborhood have unfairly

shouldered the burden of WVMA's violations for far too long, despite numerous attempts to get the Town to intervene. The neighbors, including approximately 15 households spanning four surrounding streets, have submitted various complaints to the Town about WVMA's flagrant violation of the terms of the existing CUP. The Town's manager, the Mayor, and a Councilperson came to Farley Road and observed the parking and traffic conditions during Ramadan. And, the Town has heard a presentation from the neighbors describing the character of the violations, including, without limitation, attendees standing outside of the facility, participating by way of amplified audio and music, video of a stream of cars exiting WVMA for over an hour, declarations of cars backfiring and loud sport car engines creating a disturbance around 4:00 a.m.

The Town is well within its discretion to deny the application and to suspend and/or terminate the CUP on the basis that WVMA failed to conform to the lawful existing conditions of use, and that the expanded use places an unreasonable on the neighborhood with respect to WVMA's reliance on street parking which impedes emergency vehicle access, and its operating hours intrude on the noise curfew, causing unreasonable harm and interference to the residential neighborhood.

Should the Town grant any modifications to WVMA's CUP, our clients urge the Town to adopt significant control measures, as the Town did for Hillbrook School, including, but not limited to: restriction of activities to certain hours of the day; capping the maximum number of attendees; establish a maximum for daily car trips with means for calculating car trips, a review process, and imposition of penalties for exceeding the maximum; prohibit opening windows and doors during certain activities; and require advance notice to neighbors for special events. Additionally, our clients urge the Town to require conditions for establishing sufficient off-site parking; to prohibit on-street drop-off or pick-up for attendees; measures to control vehicle noise from the parking lot; and, critically, to establish measures that will guarantee emergency access to, and through, all parts of Farley Road at all times.

On behalf of our clients, we respectfully request that the Town deny the WVMA's application for modification of its conditional use permit on the basis of its violations of the existing permitted uses, and instead diligently enforce the terms and conditions of the existing CUP and the Town's curfew and noise ordinances.

3. A Full Environmental Report is Required Because the Proposed Modification of the Conditional Use Permit is a Project under CEQA and is Not Exempt from Environmental Review

Under the California Environmental Quality Act (Public Resources Code §21000, et seq.) and related regulations promulgated thereunder (14 California Code of Regulations §15000, et seq.) (collectively "**CEQA**"), a "project" is an action "which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is" an "activity involving the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies." (Cal. Code Regs. Tit. 14, Sec. 15378.)

WVMA seeks to modify its CUP to expand its permissible operating hours into the late night and early morning (the "**Project**".) The Project will invariably result in a direct physical change to the environment, including but not limited to, changes to ambient noise, light intrusions, traffic patterns, air quality, greenhouse gas emissions, and parking, together with increased imposition on utilities and infrastructure.

In connection with the foregoing, Public Resources Code §21080 states, in pertinent part, as follows:

> (a) Except as otherwise provided in this division, ***this division shall apply to discretionary projects proposed to be carried out or approved by public agencies, including, but not limited to,*** the enactment and amendment of zoning ordinances, the issuance of zoning variances, ***the issuance of conditional use permits***, and the approval of tentative subdivision maps unless the project is exempt from this division. ***(Emphasis Added.)***

It is our understanding that the Town intends to claim that the Project meets the requirements for a Class 1 Exemption from CEQA review as defined in 14 CCR §15301, and is therefore categorically exempt from Environmental Review under CEQA. 14 CCR §15301 provides, in pertinent part, as follows:

> ***Class 1 consists of the operation***, repair, maintenance, permitting, leasing, licensing, ***or minor alteration of existing public or private structures, facilities,*** mechanical equipment, or topographical features, ***involving negligible or no expansion of existing or former use***. . . . ***The key consideration is whether the project involves negligible or no expansion of use. (Emphasis Added.)***

Clearly, a proposed amendment to a conditional use permit that would expand permitted uses to allow late night and early morning assemblies involving hundreds (and potentially thousands) of congregants to take place on real property situated in the middle of a single family residential neighborhood could not be construed to involve "negligible or no expansion of existing or former use" that could not possibly have an effect on the environment. Quite the contrary, such an expansion of use could, and very likely would, have profound and significant environmental impacts upon the neighborhoods surrounding the Project.

Specifically, WVMA's current use, described above, exemplifies not only changes to noise, traffic volume, and parking, but also to traffic patterns, air pollution, and light intrusion from vehicles. Neighbors currently endure abnormally high volumes of U-turns on their streets, altering the flow of traffic, as well as vehicle traffic using private driveways to turn around. Additionally, neighbors experience cars idling in front of their houses and headlight beams shining into their windows early in the morning and late at night for extended periods of time.

Further, the Project cannot simultaneously be considered merely just a "minor alteration of an existing structure" that happens to be located in a zoning district that already permits the intended use. In the current application, the proposed use is expressly prohibited under the existing zoning and use permit, hence the need for the requested amendment.

Because WVMA's action of requesting an expansion of the CUP to allow late night and early morning operations in an R1 zone has the very real potential to cause direct physical changes to the environment, the CUP modification application is a "project" under CEQA. And, as discussed above, because the Project is not exempt, the Town must comply with applicable CEQA regulations and conduct an appropriate environmental study.

Very truly yours,

HOGE, FENTON, JONES & APPEL, INC.

Sblend Sblendorio
Attorney

SAS
Attachments

TOWN OF LOS GATOS
OFFICE OF THE TOWN ATTORNEY
(408) 354-6818
Attorney@LosGatosCA.gov

July 5, 2024

Sent Via U.S. Mail & Electronic Mail

West Valley Muslim Association
ATTN: Aliah Abdo
16769 Farley Road
Los Gatos, CA 95032

Re: Conditional Use Permit and Town Code Violations at 16769 Farley Road

Dear Ms. Abdo:

I wish to thank you and the West Valley Muslim Association ("WVMA") leadership for meeting with Joel Paulson, Allen Meyer, and me regarding operations at this location. As promised, I have provided copies of the complaints received by the Town to date, and copies are also enclosed with this letter. The purpose of this letter is to follow up on the issues we discussed and to work together to resolve them. Those matters are:

1) The gate: Thank you for addressing the gate to eliminate the noise.

2) Hours of operation: I have reviewed the conditional use permit and the application for the conditional use permit ("CUP") modification to determine whether the hours of operation include car traffic to and from services. As explained below in more detail, the hours of operation include car traffic to and from services.

3) Number of attendees: The application for the CUP modification stated that there would be up to 25 attendees. The number of attendees currently exceeds this amount.

Background

As you know, the property is subject to a CUP, a copy of which is enclosed. The CUP authorizes maintenance of "an existing Church facility." The CUP was modified in 2020 to authorize worship until 11 p.m. during the month of Ramadan. Worship activities are permitted until 10 p.m. for the remainder of the year. The application for the CUP modification included a description of the proposed project. The project description, a copy of which is enclosed, stated:

Gabrielle F. Whelan

Allen Meyer
to Town, me, Joel, jimratcliff

Tue, Oct 7, 8:38 AM

Good morning Kim and Jim,

I'm writing to inform you that the West Valley Muslim Association was issued an Administrative Warning notice on September 23, 2025 for a curfew noise disturbance that occurred on August 9, 2025 at approximately 7:30 am. The workers were installing rodent entry preventative measures on the building before permitted hours.

As for the noise disturbances on July 29, August 2, and August 21, 2025.These disturbances were deemed emergency work to repair the air conditioning and not a violation of code pursuant to Town Code section 16.30.010.

Feel free to reach out if you should have any questions.

Respectfully yours,

Allen Meyer • Code Compliance Officer
Community Development Department • 110 E. Main Street, Los Gatos CA 95030
Ph: 408.399.5746 • Ameyer@LosGatosCA.gov
www.losgatosca.gov • https://www.facebook.com/losgatosca

Regular Code Compliance hours:
7:00 AM – 3:30 PM, Monday – Friday

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

CONFIDENTIALITY DISCLAIMER
This e-mail is intended only for the use of the individual(s) named in this e-mail. If you receive this e-mail and are not a named recipient, any use, dissemination, distribution or

ATTACHMENT B

HOGE · FENTON

Sblend A. Sblendorio
[redacted]

February 19, 2026

Via U.S. Mail

Jocelyn Shoopman, Senior Planner
Joel Paulson, Community Development Director
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030

Re: Our Clients: James and Kimberly Ratcliff
Follow up Letter Regarding Opposition to Application for Modification to Conditional Use Permit U-24-010
Subject Property: 16769 Farley Road, Los Gatos, California
Applicant: West Valley Muslim Association
Our Matter No.: 210148

Dear Ms. Shoopman and Mr. Paulson:

This law firm represents James and Kimberly Ratcliff, who own and reside in a single family residence immediately adjacent to 16769 Farley Road, Los Gatos (the "Subject Property.")

On November 4, 2025, we wrote to inform the Town of Los Gatos, ("the Town") of our clients' opposition to the proposed modification of an existing conditional use permit, U-24-010 ("CUP"), to allow late night and early morning assembly usage upon the Subject Property. To date, neither we nor our clients have received a response from the Town.

We are writing today to request that the Town respond to our November 4, 2025 letter and address the very serious and substantial concerns our clients have raised.

Further, we write to request the Town immediately and continually enforce the existing terms of the CUP, as well as the Town's noise ordinances and traffic laws at and around the Subject Property. The owners and operators of the Subject Property, West Valley Muslim Association ("WVMA"), regularly violate or allow their members to violate the CUP, Town ordinances and the law.

On January 26, 2026, our clients reported the following to Code Compliance Officer, Allen Meyer:

> On Saturday night, January 24, 2026, WVMA held an event. From 10:15 to 10:40 pm, a van idled next to WVMA's auditorium door on the exit driveway

> next to our home. The van's headlights shone directly into Roger and Ann Bundlie's front windows for 25 minutes. The van exited WVMA at around 10:40 pm and parked on Farley Road. Another vehicle came out of the exit immediately afterward and double parked next to the van on Farley. Both drivers got out and opened the back doors of the van and did something. (Can't tell what from video footage.) Additionally, at least 6 additional vehicles exited WVMA on Saturday night with the last vehicle leaving at 11:24 pm.

And on February 14, 2026, our clients called the non-emergency Los Gatos-Monte Serano Police Department ("LGMS PD") line to report early morning violations. On February 16, 2026, they followed up again with Code Compliance Officer, Allen Meyer:

> I'm following up on several code violations made by the West Valley Muslim Association recently. Last weekend, WVMA violated their current CUP multiple times. We called the non-emergency LGMS PD line in real time on 2/14 (as we've been advised by Mayor Moore) to report 10 cars that entered WVMA between 6:20 - 6:40 am.
>
> The dispatcher told us she didn't believe WVMA had a current CUP since its modification is pending and that she would have to check with you. Is that accurate?
>
> Does WVMA have a CUP they must adhere to while their CUP modification application process drags on or does an entity get to do whatever they please without repercussions? The dispatcher had no idea about WVMA's CUP operating hours and told us they weren't doing anything wrong.
>
> That same morning at 7:40, a neighbor called the non-emergency line again to report that WVMA started construction activities in the parking lot (re-striping spaces) well before the 9 am allowed Saturday construction hours (incident #260140023).
>
> The dispatcher questioned us and again, did not seem aligned with code compliance on town rules. The disconnect between Code Compliance and LG MS PD is frustrating for us neighbors given the many meetings and previous engagement we've had with the Town on this ongoing quality of life issue.
>
> We would like to know the status of the two incident reports on 2/14 and what, if anything, will be done to prevent WVMA's repeated non-compliance.
>
> Also, what is the status of the incident on January 24 (incident #2601250038) as I never received a response from you after WVMA operated past 10 pm and nine cars entered the property at midnight.

These reported activities violate Town's noise disturbance curfew (Town Code Sec. 16.20.010), the prohibition on obstructing public streets (Town Code Sec. 23.30.005), and the Town's permissible hours for construction (Town Code Sec. 16.20.035).

The activities violate the noise curfew because the late night activities occurred outside of WVMA's operating hours, which extend to 10:00 p.m. for the dates above. the noise was not connected to otherwise lawful conduct. Similarly, the early morning activities violate the Code because WVMA has no authorization to operate before the Town's 8:00 a.m. curfew lifts. Therefore, the unreasonable noise disturbance to our clients enjoyment of their home constitutes a violation of the Town code. (Town Code Sec. 16.20.010.)

The double parking of vehicles on Farley Road violates the Town Code's prohibition on obstructions. These vans were operated in support of WVMA's Saturday night event, and WVMA allowed them to remain in front of the WVMA premises in a double-parked conditions which obstructed Farley Road. As we pointed out in our November letter, Farley Road is a narrow residential street which lacks sidewalks (the Town has designated it a "Local Street"). Even a single van parked on the street would constitute an obstruction, endangering the free passage of Farley Road. WVMA's permitting vans to double park on Farley Road undoubtedly constitutes a violation of the Town Code. (Town Code Sec. 23.30.005(b).)

WVMA's construction activity in its parking lot reported in real time at 7:40 a.m. on Saturday, February 14, 2026 is a clear violation of the Town's permissible construction hours, which begin at 9:00 a.m. on Saturdays. (Town Code Sec. 16.20.035.)

Our clients, specifically, request that the Town actively monitor WVMA's evening and Friday prayer activities, and enforce: the 10:00 pm (11:00 p.m. during Ramadan) curfew of the existing CUP; the building's occupancy limits; the maximum number of attendees (up to 25) under the existing CUP; the Town's noise ordinance, including the 8:00 a.m. curfew; traffic and parking laws, including the non-obstruction code, to ensure that the streets and driveways in the neighborhood are accessible to emergency personnel and residents; and monitor car trips on Farley Road during and after Ramadan with traffic counters.

We note, too, that our clients are not alone in their opposition to the CUP modifications nor their insistence that the Town enforce its Code. Neighbors have also reported violations, spoken at Town meetings, and met with the Mayor sharing the same concerns. It is time the Town takes notice and meets its obligations to ensure peace and safety of the residents of our community.

Time is of the essence here, as the Ramadan has begun. Violations have historically escalated during this season causing significant disruption and injury to our clients and other residents. We urge the town to act swiftly in its code enforcement efforts, as well as to respond to our November 2025 letter.

Very truly yours,

HOGE, FENTON, JONES & APPEL, INC.



Sblend Sblendorio
Attorney

SAS

cc: James Ratcliff, [redacted]
Kim Ratcliff, [redacted]

ATTACHMENT C

TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MARCH 11, 2020
110 EAST MAIN STREET
LOS GATOS, CA

Melanie Hanssen, Chair
Kathryn Janoff, Vice Chair
Mary Badame, Commissioner
Jeffrey Barnett, Commissioner
Kendra Burch, Commissioner
Matthew Hudes, Commissioner
Reza Tavana, Commissioner

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please complete a "speaker's card" and return it to the Staff Liaison. If you wish to speak to an item NOT on the agenda, you may do so during the "verbal communications" period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

Effective Proceedings: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town's meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk's Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
  - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
  - For inclusion in any Addendum: by 11:00 a.m. the Monday before the meeting
  - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to:
https://www.kcat.org/government-meetings

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MARCH 11, 2020
7:00 PM

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Approve February 26, 2020 Planning Commission Meeting Minutes

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association), located at **16769 Farley Road** (APN 424-21-062). Conditional Use Permit Application U-20-001. Property Owner: West Valley Muslim Association. Applicant: Javed Khan.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time)*

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
FEBRUARY 26, 2020

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 26, 2020, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff, Commissioner Mary Badame, Commissioner Jeffrey Barnett, Commissioner Kendra Burch, Commissioner Matthew Hudes, and Commissioner Reza Tavana.
Absent: None.

PLEDGE OF ALLEGIANCE

Commissioner Hudes led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – January 8, 2020

MOTION: **Motion** by **Commissioner Hudes** to approve adoption of the Consent Calendar, as amended. **Seconded** by **Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

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PUBLIC HEARINGS

2. **Recommend a Preferred Land Use Alternative Framework for the General Plan Update to the Town Council**

Jennifer Armer, Senior Planner, presented the staff report.

Rick Rust, Mintier Harnish, provided a PowerPoint presentation.

Opened Public Comment.

Kimberly Bryan

- She is alarmed at the delta she sees between the current Town and the potential buildings that were put forth with Plan C. Housing choices such as duplexes, fourplexes, tiny houses, etc., are a much better fit for Los Gatos to find more areas in Town to accommodate these structures. She encouraged the Planning Commission to support Option B and see what happens with property owners being able to have secondary units on their properties.

Lee Fagot

- Going to 45 feet downtown with retail at the bottom and housing above makes sense. The argument on both sides regarding the project at Los Gatos Boulevard and Shannon Road shows the importance of finding the right heights and setbacks that would provide guidance for future developers and to keep the look and feel of Los Gatos.

Jan Murray

- She lives near a development at Union Avenue and Blossom Hill that the Planning Commission recommended against and the Town Council overrode that recommendation. Those homes do not meet the mass, bulk, height, and character of the Town and are elevated. Good intentions get modified when the developers come in and offer incentives to deviate.

Emerald Hathaway

- Los Gatos is a beautiful Town and she feels badly when she reads they are going to try to change the Town into four-story buildings along Los Gatos Boulevard, because it doesn't make any sense. It should be easy to add 2,000 dwellings without putting in four-story buildings because Los Gatos is not designed for that, and while the Town wants diversity they do not want to destroy the Town in trying to be so diverse.

Mark Grimes

- He has read about the number of additional cars that would be added based on the assumption that more people would start to use public transportation and asked what factors were used to come up with that assumption?

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Burch** to recommend Land Use Alternative C as included in Exhibit 11. **Seconded** by **Vice Chair Janoff.**

Commissioner Barnett requested the motion be amended to footnote in the motion that further review, analysis, and modification is anticipated.

The Maker of the Motion accepted the amendment to the motion.

The Seconder of the Motion accepted the amendment to the motion.

Commissioners discussed the matter.

VOTE: **Motion passed unanimously.**

3. **Forward a Recommendation to the Town Council for Approval of the Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Family Daycare Home Regulations, Town Wide.**
   Town Code Amendment Application A-20-002
   Applicant: Town of Los Gatos

Diego Mora, Assistant Planner, presented the staff report.

Opened and Closed Public Comment.

MOTION: **Motion** by **Commissioner Burch** to forward a recommendation to Town Council for approval of Town Code Amendment Application A-20-002, amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding family daycare home regulations. **Seconded** by **Commissioner Badame.**

VOTE: **Motion passed unanimously.**

4. **Forward a Recommendation to the Town Council for Approval of the Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Accessory Dwelling Units, Town Wide.**
   Town Code Amendment Application A-20-001
   Applicant: Town of Los Gatos

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Jennifer Kretschmer, AIA

- She addressed the decision to not allow ADUs in front of primarily residences because the state requires cities and towns to allow existing buildings to be converted into ADUs. In Los Gatos there are many older homes small enough to be considered an ADU, and rather than see those smaller homes demolished in order to build a larger home and then put an ADU

in the back she proposed the existing structure to be allowed to be a detached ADU in front of a primary residence. She said the current amendments allow for setbacks of 4 feet, but 3 feet would still comply with building codes with space to go around the structure and therefore leave more open space in the yards of properties if the detached ADU is pushed all the way toward the back of the property and still allows for preventative fire measures.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Badame** to forward a recommendation to Town Council for approval of Town Code Amendment Application A-20-001, approval of the amendments to Chapter 29 (Zoning Regulations) of the Town Code required to conform to the new State law regarding Accessory Dwelling Units, subject to changes as recommended by Commissioner Barnett. **Seconded** by **Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Burch** based on the diagram shown by staff, to forward a recommendation to Town Council to adopt the options to allow a junior ADU with an attached ADU or to allow a junior ADU within a detached ADU or accessory structure, and note the conversation regarding configuration of square footage. **Seconded** by **Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Hudes** to forward a recommendation to Town Council to not adopt the option to allow the creation of ADUs in front of historic resources. **Seconded** by **Commissioner Badame.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Burch** to forward a recommendation to Town Council to not adopt the option to allow attached ADU minimum rear and side setbacks of 4 feet. **Seconded** by **Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Burch** to forward a recommendation to Town Council to not adopt the option to allow the addition of an ADU to an existing second story of a primary dwelling that is an historic resource. **Seconded** by **Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

5. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- Town Council met February 18, 2020: adopted the streamlining modifications previously considered by the Planning Commission; discussed vehicle miles traveled (VMT) and will work with Fehr & Peers who will come up with substantial evidence to create the Town's own VMT metrics because it is unlikely the Town could meet the state's recommended threshold.
- Reach codes adopted by the Council went into effect February 21, 2020, after being approved by the California Energy Commission.
- The General Plan Advisory Committee will meet twice monthly to look at individual elements beginning March 5, 2020 when it will consider the Open Space Parks, and Recreation Element.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee
Commissioner Hudes

- The HPC met February 26, 2020 and considered three items:
  - 251 Littlefield Lane
  - 15946 Cerro Vista Drive
  - 253 West Main Street
  - 15946 Cerro Vista Drive

Conceptual Development Advisory Committee
Community Development Director Paulson

- The CDAC meet February 12, 2020 and considered one item:
    - 16195 George Street, looking at four detached condos.

Commission Matters
None.

ADJOURNMENT
The meeting adjourned at 9:51 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 26, 2020 meeting as approved by the Planning Commission.

_____
/s/ Vicki Blandin

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 03/11/2020

ITEM NO: 2

DATE: March 6, 2020

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association), located at **16769 Farley Road** (APN 424-21-062). Conditional Use Permit Application U-20-001. Property Owner: West Valley Muslim Association. Applicant: Javed Khan.

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: Single-Family Residential, R-1:8
Applicable Plans & Standards: General Plan
Parcel Size: 0.21 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8

PREPARED BY: Diego Mora
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.
- As required by Section 29.20.190 of the Town Code for granting approval of a Conditional Use Permit application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

On January 10, 1990, the Planning Commission approved a Conditional Use Permit (U-89-11) to allow the improvement and expansion of an existing institution for religious observance facility (Exhibit 4).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site, located at 16769 Farley Road approximately 700 feet west of Los Gatos Boulevard, is currently used for religious observance. The adjacent properties on all sides are zoned R-1:8 (Exhibit 1).

B. Project Summary

The applicant is requesting approval of a Conditional Use Permit (CUP) modification for expanded hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the religious service month of Ramadan.

When reviewing a CUP, the deciding body should consider the information in the applicant's Written Description (Exhibit 5); however, the key consideration should be the proposed use

PROJECT DESCRIPTION (continued):

since the CUP runs with the land and the operational details can change from owner to owner.

C. Zoning Compliance

Pursuant to Town Code, the proposed use is an institution for religious observance, which is allowed in the R-1:8 zone, subject to the approval of a CUP. Section 29.20.750(8) of the Town Code (Zoning Regulations) requires Planning Comission consideration of CUPs not assigned to the Development Review Committee or Town Council.

DISCUSSION:

A. Conditional Use Permit Application

The applicant proposes to expand the hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the religious service month of Ramadan. The applicant has provided a Written Description (Exhibit 5) describing operational details for the proposed use.

The applicant indicates that the service month of Ramadan changes based on the lunar calendar. For the year 2020, Ramadan will be from April 23, 2020 to May 23, 2020. Ramadan prayer services begin at 8:30 p.m., with an anticipated 10 to 25 members using the facility. The applicant is requesting expanded hours of operation from 10:00 p.m. to 11:00 p.m., to allow participants and West Valley Muslim Association members to attend the prayer service.

B. Traffic and Parking

The site is currently used for religious observance and there would be no increase in traffic impacts or required parking.

C. Conditional Use Permit Findings

In order to grant approval of a CUP, the deciding body must make the following findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare; and
2. The proposed use would not impair the integrity and character of the zone; and
3. The proposed use would not be detrimental to public health, safety, or general welfare; and

DISCUSSION (continued):

4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

With regards to the first finding, the use will continue providing a facility for religious observance to which members have grown accustomed. With regards to the second finding, the use will not impair the integrity of the zone because limitations will be placed in the conditions of approval to preserve the character of the residential zone. With regards to the third finding, the use will not be detrimental to public health safety or general welfare because the conditions of approval will address any potential impacts. With regards to the final finding, the proposed use meets the objectives of the General Plan and Town Code as discussed within this report.

D. General Plan

Institutions for religious observance are distributed throughout the Town. The use is consistent with the Low Density Residential General Plan land use designation for the property with the approval of a CUP. The proposed project would have no exterior impacts, maintaining the small-town, residential scale and natural environments of adjacent residential neighborhoods.

The goals and policies of the 2020 General Plan applicable to this project include, but are not limited to:

- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.
- Action LU-6.2 - The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on an as-needed basis for any adverse impacts, nuisances, or any required modifications.

E. CEQA Determination

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comments.

CONCLUSION:

A. Summary

The applicant is requesting approval of a modification to an existing CUP for expanded hours of operation from 10:00 p.m. to 11:00 p.m., in an existing institution for religious observance, for 30 days annually during the religious service month of Ramadan.

No change in use or additional square footage is proposed; therefore, there will be no increase in traffic impacts or required parking. The proposed use would be in conformance with the Town Code and is consistent with the General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of the CUP subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town (Exhibit 2); and
2. Make the findings as required by Section 29.20.190 of the Town Code for granting approval of a CUP (Exhibit 2); and
3. Approve CUP modification application U-20-001 with the conditions of approval attached in Exhibit 3.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

Exhibits:
1. Location Map
2. Required Findings for Conditional Use Permit
3. Recommended Conditions of Approval
4. Existing Conditional Use Permit (U-89-11)
5. Written Description

16769 Farley Road

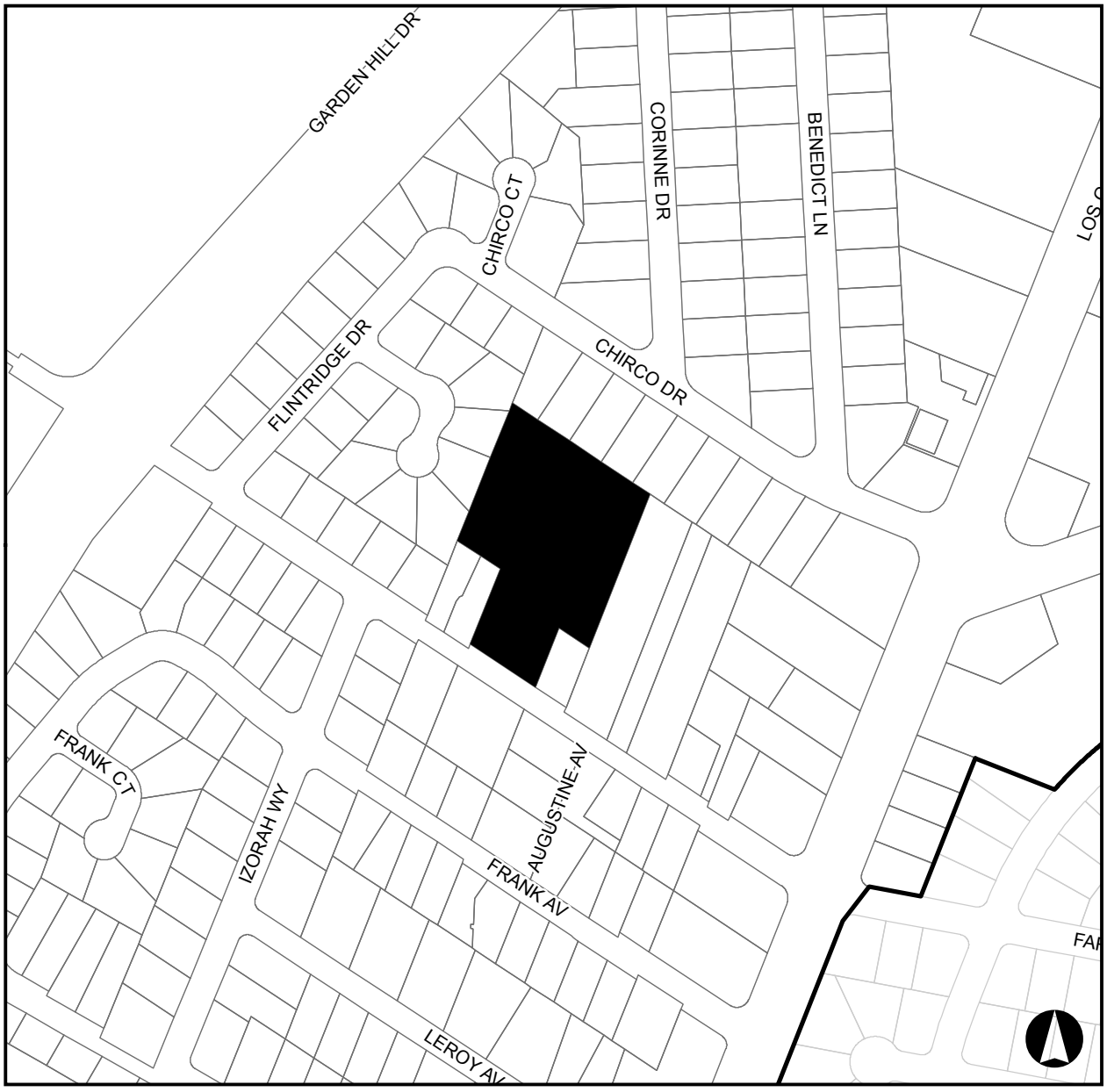


EXHIBIT 1

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PLANNING COMMISSION – *March 11, 2020*
REQUIRED FINDINGS FOR:

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.
PROPERTY OWNER: West Valley Muslim Association
APPLICANT: Javed Khan

FINDINGS

Required Finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

  The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

  1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will continue providing a facility for religious observance to which members have grown accustomed; and
  2. The proposed use would not impair the integrity and character of the zone because limitations will be placed in the conditions of approval to preserve the character of the residential zone; and
  3. The proposed use would not be detrimental to public health, safety, or general welfare because the conditions of approval will address any potential impacts; and
  4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

EXHIBIT 2

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Planning Commission –*March 11, 2020*
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.
PROPERTY OWNER: West Valley Muslim Association
APPLICANT: Javed Khan

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: 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.
3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of use.
5. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
6. COMPLIANCE MEMEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.
7. USE: Maintain an existing Church facility
8. ~~A Tree Removal Permit is to be obtained prior to the issuance for a Building Permit.~~
9. The leaders' quarters shall not be allowed for any use other than living quarters for ~~ministers~~ leaders associated with the ~~church facility~~ institution.
10. HOURS: Maximum ~~H~~hours of operation shall not extend past 10:00 p.m. except for 30 days during religious service for the month of Ramadan which hours of operation shall not extend past 11:00 p.m.

EXHIBIT 3

11. Windows on the west elevation shall remain closed.
12. ~~The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.~~
13. ~~Final drainage driveway plan to be provided.~~
14. ~~An Encroachment Permit shall be obtained for any work in the public right-of-way.~~

TOWN of LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

354-1348

16757
RFN Brigham

January 25, 1990

Keith Marshall
257 Las Miradas Drive
Los Gatos, CA 95030

RE: 16769 Farley Road
a. Conditional Use Permit Application U-89-11
b. Architecture and Site Application S-89-53

Requesting permission to maintain an existing church facility, to remove existing and rebuild a caretaker's unit, construct library and hallway addition and to make other miscellaneous building, parking and landscaping modifications.
PROPERTY OWNER: Los Gatos Congregation of Jehovah's Witnesses, Inc.
APPLICANT: Keith Marshall

The Town of Los Gatos Planning Commission, at its meeting of January 10, 1990, approved the above application subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

1. A Tree Removal Permit is to be obtained prior to the issuance of a Building Permit.

2. The ministers' quarters shall not be allowed for any use other than living quarters for ministers associated with the church facility.

3. Hours of Operation shall not extend past 10:00 p.m.

4. Windows on the west elevation shall remain closed.

5. The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.

EXHIBIT 4

TO THE SATISFACTION OF THE TOWN ENGINEER:

6. Final drainage driveway plan to be provided.

7. An Encroachment Permit shall be obtained for any work in the public right-of-way.

If you have any questions, please contact Kirk Heinrichs of this department.

Lee E. Bowman
Planning Director

LEB:smk

cc: Los Gatos Congregation of Jehovah's Witnesses, Inc.,
Development Review Committee (7)

PC ACT 4

WRITTEN DESCRIPTION OF PROPOSED PROJECT for WVMA Conditional Use Permit

The West Valley Muslim Association of Los Gatos would like to request a conditional use permit to allow for use of facility till 11 PM for 30 days annually. This is to accommodate religious services for the month of Ramadan which is based on the lunar calendar. As of 2020 Ramadan will be from April 23rd till May 23rd will be approximately 2 weeks earlier the following year. Prayer services for the month of Ramadan would begin at approximately 8:30 PM and we would like to request use of the facility until 11 PM. This is to allow remaining members of the congregation to finish services and leave the facility. We anticipate between 10 to 25 members using the facility until 11 PM for Ramadan. As service begins at 8:30 PM no new members will be arriving past 9 PM and the conditional use permit is to allow the use of the facility from 10 PM till 11 PM allowing WVMA members to finish prayer service and exit facility.

EXHIBIT 5

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ATTACHMENT D

Gabrielle F. Whelan

Enclosures

Complaints Received
Conditional Use Permit
Copy of Mosque Worship Schedule

cc: Joel Paulson, Community Development Director
Allen Meyer, Code Enforcement Officer

From: Brian Thompson [redacted]
Sent: Friday, March 20, 2026 10:50 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>
Cc: Rob Moore <RMoore@losgatosca.gov>; RRistow@losgatosca.gov; Mary Badame <MBadame@losgatosca.gov>; Rob Rennie <RRennie@losgatosca.gov>; Matthew Hudes <MHudes@losgatosca.gov>
Subject: Formal Opposition: CUP Modification U-20-00116769 FARLEY road - Precedent of 15596 Flintridge Drive

[EXTERNAL SENDER]
Dear Planning Commission and Associate Planners,

I am writing to formally oppose the proposed modification of the Conditional Use Permit (CUP) for 16769 Farley Road. I would like to bring to the Commission's attention a recent and highly relevant precedent regarding Town code enforcement and neighborhood protection: the "Max Family Polar Express" case at 15596 Flintridge Drive.
The "Polar Express" Precedent (Dec 2022)

In December 2022, the Town of Los Gatos took swift action to enforce code restrictions against a holiday display at 15596 Flintridge Drive. Despite the display being a well-intentioned community event, the Town mandated its modification and near-removal based on:

- Street Capacity: The Town cited significant concerns that the attraction drew too many visitors (approx. 700 people per night), which overwhelmed the quiet residential street's infrastructure.
- Public Safety: The Town prioritized the prevention of traffic congestion and the protection of the public right-of-way over the applicant's desire to host a high-intensity event in an R-1 neighborhood.

Application to 16769 Farley Road
The Town’ s intervention on Flintridge Drive established a clear standard: high-intensity uses that attract large volumes of people and vehicles are inherently incompatible with the infrastructure of our residential neighborhoods.

If the Town was willing to strictly enforce code and limit a temporary holiday display to protect a residential street from 700 visitors, it must apply that same standard of care to a permanent CUP modification for 16769 Farley Road. Allowing expanded late-night hours and increased intensity at this location would be a direct contradiction of the safety and capacity priorities the Town upheld on Flintridge Drive.

In addition to my objection on this basis, I would like to state my objection based on the fact that our neighborhood has recently been negatively impacted by additional traffic generated by Lester Square, its associated housing, and the new housing at the Placer Oaks development at the intersection of

Placer Oaks Road and Frank Avenue, all of which generate traffic directed northward to Izorah Way, which is the street I live on and which my family know refers to as "Izorah Expressway."

To add to all this an institution that's open as late as midnight and as early as 4:30 am is just as unreasonable and unacceptable in a residential neighborhood.

I therefore request that the Commission maintain consistency in its application of neighborhood protections and deny this modification.

Sincerely,
Brian Thompson

From: Farley Road Neighborhood Coalition [redacted]
Sent: Friday, March 20, 2026 11:00 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>; Alexa Nolder <ANolder@losgatosca.gov>; Planning <Planning@losgatosca.gov>
Subject: Petition Representing Near-Unanimous Neighborhood Opposition to WVMA CUP Modification (16769 Farley Rd)

[EXTERNAL SENDER]

Dear Planning Commission,

Please find the attached petition and this link to our YouTube video (https://www.youtube.com/watch?v=yEikr9Z8Ekk) formally opposing the requested modification of the Conditional Use Permit (CUP) for 16769 Farley Road.

This document represents the collective voices of **over 60 adult residents** from **~ 60 unique households**—a near-unanimous majority of the families who live directly on Farley Road and its immediate feeder streets (Flintridge, Frank, Chirco, Corcel, Benedict, Augustine, and Izorah).

We urge the Commission to weigh this collective evidence against the applicant's "Neighborhood Outreach" report, which we believe is statistically invalid. While the applicant reported contact with only 15 properties, this petition proves that when the actual residents are consulted, the consensus is clear: **this expansion is fundamentally incompatible with an R-1 residential zone.**

Our opposition is based on documented, year-round safety risks, including:

- **Infrastructure Deficit:** Our streets lack the sidewalks and lighting necessary to safely handle a traffic surge at 4:00 AM and Midnight.
- **Capacity Mismatch:** An assembly of 1,217 people is larger than the student body of Fisher Middle School. Operating at this "regional scale" in a quiet residential pocket creates an unmitigated danger to pedestrian safety and emergency vehicle access.
- **Enforcement Failures:** The applicant has a documented 3-year history of non-compliance with existing permit hours and occupancy limits. Granting expanded hours to an entity that cannot manage its current restrictions is a direct threat to the general welfare of the neighborhood.

We are not "a few disgruntled neighbors." We are a unified community asking the Town to uphold its zoning laws and its basic duty of care to protect the residents who live here 365 days a year.

We request that the Planning Commission deny the modification and prioritize the safety and residential integrity of Los Gatos.

Sincerely,

Farley Road Neighborhood Coalition

PETITION TO OPPOSE MODIFICATION OF CUP FOR 16769 FARLEY ROAD

TO: Town of Los Gatos Planning Commission / Town Council

RE: Application for Expanded Hours – West Valley Muslim Association (WVMA)

ZONING: R-1:8 (Single-Family Residential)

WE, THE UNDERSIGNED RESIDENTS of the impacted residential streets (**Farley, Frank, Flintridge, Chirco Court, Corcel Court, Benedict Lane, Augustine Ave, and Izorah Way**), formally oppose the request to expand the hours of operation at 16769 Farley Road. The applicant's justification documents fail to address critical infrastructure deficits and the resulting safety risks to our families. We request a **DENIAL** based on the following:

1. CRITICAL FIRE HAZARD & EMERGENCY ACCESS RISK

The applicant admits to a standing capacity of 1,217 people (~304 vehicles) but provides only 180 parking spaces, resulting in a massive 41% parking deficit (124 missing spaces).

- Safety Deficit: The applicant admits their commercial-grade gate is inoperable, a direct violation of Fire Code egress (exit) requirements for a high-occupancy assembly.

2. INCOMPATIBLE "REGIONAL SCALE" IN AN R-1 ZONE

An occupancy of 1,217 people is larger than the student body of Fisher Middle School(~1,100).

- The Mismatch: Operating a "high-school-sized" assembly at 4:00 AM and 12 AM in an R-1:8 residential zone is a radical intensification of use.
- Substandard Infrastructure: Our streets lack streetlights and sidewalks. Forcing hundreds of vehicles onto dark, shoulder-only roads during sleeping hours creates an unacceptable risk of pedestrian-vehicle accidents.

3. FLAWED DATA & UNENFORCEABLE MITIGATION

- Irrelevant Noise Study: The applicant's 2025 noise study was conducted outside of peak Ramadan hours, failing to measure the true impact of 1,200+ people arriving in the predawn hours.
- The "Honor System" Flaw: 35% of the applicant's proposed mitigations rely on "reminders" and "signs," which the Town cannot legally enforce.
- Statistically Invalid Outreach: The applicant's "Neighborhood Outreach" report is deceptive. While there are over 100 neighbors in the immediate impacted area, the applicant only identified 35 properties and successfully contacted only 15. This means nearly 85% of the neighborhood was never directly engaged, proving a total lack of community consensus.

4. PREFERENCE OVER NECESSITY

The applicant admits they have access to the Saratoga Prospect Center but find it "logistically challenging." Under Town Code, "applicant convenience" is not a legal justification for a CUP modification that permanently destroys the "quiet enjoyment" and safety of a residential neighborhood.

ELECTRONIC SIGNATURE LOG

By providing my name and address below, I electronically sign this petition and authorize its submission to the Town of Los Gatos for the official public record.

#	Name	Physical Address	Date
1	Cortney Bui	[redacted]	2/19/2026
2	Kim & Jim Ratcliff	[redacted]	3/7/2026
3	Roger & Ann Bundlie	[redacted]	3/7/2026
4	Lisa Kimmey	[redacted]	3/8/2026
5	Nguyet Huynh	[redacted]	3/8/2026
6	Mary Hogan	[redacted]	3/8/26
7	[redacted]	[redacted]	3/8/26
8	Mark Leonard	[redacted]	3-9-26
9	Kathleen Hess	[redacted]	3/8/26
10	Howard Goodman	[redacted]	3/8/26
11	Jeff Shih	[redacted]	3/8/26
12	Brian Thompson	[redacted]	3/8/26
13	Rita Skubis	[redacted]	3/8/26
14	David Kau	[redacted]	3/8/26
15	Genady Leyfman	[redacted]	3/8/26
16	Sueling Clo	[redacted]	3/8/26
17	Brad Kerst	[redacted]	3/8/26
18	Christine Kerst	[redacted]	3/8/26

19	Kevin Phillips	[redacted]	3/8/26
20	Yassmine and Al Daryani	[redacted]	3/8/26
21	Rose and Truc Dam	[redacted]	3/8/26
22	Gareth Williams	[redacted]	3/8/26
23	Hongzhi Zhao	[redacted]	3/8/26
24	Chigiy Edson	[redacted]	
25	Jinping Yang & Zhuo Wang	[redacted]	3/11/26
26	Rich Stephens	[redacted]	3/11/26
27	Claire McCrae	[redacted]	3/11/26
28	Barbara & Mike Page	[redacted]	3/11/26
29	Dai Mac	[redacted]	3/11/26
30	Miriam Ventovill	[redacted]	3/11/26
31	Larry Kuinn	[redacted]	3/11/26
32	Ling Chen	[redacted]	3/11/26
33	Mei Ling	[redacted]	3/11/26
34	Jim and Marnette Atkinson	[redacted]	3/11/26
35	Rajeev Kavalapara	[redacted]	3/11/26
36	Tony Luzit	[redacted]	3/11/26
37	Mark Lester	[redacted]	3/12/26
38	Anne and Jeremy Braidish	[redacted]	3/12/26
39	Tony Nguyen	[redacted]	3/12/2026
40	Jim Kim	[redacted]	3/12/2026
41	Sharath Raghava	[redacted]	3/12/2026
42	Susan and Michael Stenman	[redacted]	3/12/2026
43	Subhendra Ghosh	[redacted]	3/12/2026

44	James and Emma Garner	[redacted]	
45	Robert Gore	[redacted]	3/12/2026
46	Khoa Tran	[redacted]	3/11/2026
47	Alex Grabovac	[redacted]	3/12/2026
48	Neeleshkumar Gadhia	[redacted]	3/12/2026
49	Margaret and Damon Kvamme	[redacted]	
50	Kristina Branch	[redacted]	
51	Rupa Pai	[redacted]	3/13/2026
52	Zheng Yuan	[redacted]	3/13/2026
53	Ed Damore	[redacted]	03/13/26
54	Anant Kanetkar	[redacted]	03/13/26
55	Paul and Carleen Schomberg	[redacted]	3/13/26
56	Tehua Lin	[redacted]	3/16/26
57	Sarita Kinkaid	[redacted]	3/16/26
58	Jubie and Troy Jaramillo	[redacted]	3/16/26
59	Jack Hosmer	[redacted]	3/16/26
60	Benjamin Ng and Chi Ching Wong	[redacted]	3/19/26
61			
62			

From: Rose Dao [redacted]
Sent: Friday, March 20, 2026 11:42 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Cc: 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>; Planning <Planning@losgatosca.gov>
Subject: WVMA CUP concerns

[EXTERNAL SENDER]
Dear Planning Commission,

I am writing as a concerned resident to formally oppose the proposed modification of the Conditional Use Permit (CUP) for 16769 Farley Road.

We urge the Commission to prioritize the voices of the local residents who will be directly impacted by the proposed expansion of hours. Consistent with Town policy and prior Commission actions, we have identified the following precedents and standards that support a denial of this modification based on neighborhood compatibility and noise protection.

Precedents and Policy Standards for 16769 Farley Road

Case / Town Standard	Case Number	Core Planning Principle	Planning & Policy Application	Detailed Case Justification
La Rinconada Park ($90,000 Mitigation)	N/A (CIP Project)	Residential Noise Protection	Establishes a precedent that the Town prioritizes protecting residents from "impulsive noise."	The Town recognized that "impulsive noise" from pickleball—even when well-intentioned—can have an unbearable impact on quality of life. The Town committed $90,000 for acoustic barriers and locking gates to protect neighbors. We ask for that same standard of protection for our families.
North 40 & Albright Way	SP-13-001 / PD-12-001	Neighborhood Compatibility	Required that projects meet strict "Compatibility" standards	These cases established that institutional uses must not "overpower" the residential rhythm of an area. Projects were denied or scaled back

			regarding scale and traffic.	when local street "capacity and safety" (for children/pedestrians) was compromised. We cite General Plan Policy LU-1.1 to ensure this modification remains compatible with our neighborhood's character.
15928 Union Avenue (Staff Report)	S-08-30 / M-08-13	Non-Standard Neighborhood Noise	Uses Code Sec. 16.20.015 to flag noise that is "non-standard" for an R-1 zone.	Planners previously flagged noise from idling engines and car doors as "non-standard" for residential quiet hours. Expanding late-night hours at 16769 Farley Road introduces this exact type of disruptive, non-standard noise while our families are sleeping.
Town Code Sec. 29.20.185	Town Code	CUP Discretionary Authority	Provides the legal "police power" to find a use "inappropriate regardless of regulation."	This code clarifies that a CUP is not a right. The Commission has the authority to decide that this specific location—surrounded by 193 homes—is inappropriate for high-intensity use, regardless of any proposed "mitigation" by the applicant.
16472 Farley Road (Neighbor Denial)	FHE-23-001	Immediate Neighbor Compatibility	Sets a precedent on Farley Road where the Commission protected the privacy of abutting neighbors.	In this specific Farley Road case, the Commission required a project to be redesigned to protect the "residential feel" and privacy of neighbors. The Town has already proven it will act to protect the residents of this specific street from intrusive modifications.
General Plan Policy NOI-1.1	General Plan 2040	Adverse Impact Mitigation	Mandates the Town "ensure noise does not	This policy is a mandate, not a suggestion. Because the proposed modification

			adversely affect neighboring land uses."	creates a direct conflict between high-occupancy late-night events and sleeping households, it fails to meet the General Plan's core noise requirements.
Max Family Polar Express (15596 Flintridge)	2022 Code Enforcement	Street Capacity & Code Compliance	Street Capacity & Safety	The Town mandated the modification/removal of a holiday display at 15596 Flintridge Drive because it attracted ~700 people/night. The Town prioritized clearing the public right-of-way and preventing traffic congestion on a residential street over a well-intentioned community attraction.
Los Gatos High School (Lights/Noise)	CUP Revision	Institutional Intensity Control	Limits the frequency and duration of evening activities to protect the surrounding residential quiet.	The Town placed strict limits on the number of "night games" and the cutoff time for stadium lights. This proves the Town recognizes that even vital community institutions must be restricted to prevent "light and noise creep" into sleeping neighborhoods.
The Los Gatos Racquet & Golf Club	CUP Compliance	Operational Restrictions	Mandatory "quiet hours" and strict capacity limits for outdoor events in residential zones.	The Town has historically restricted the hours of operation for the Club's outdoor activities to mitigate noise. This establishes that institutional use must yield to the "right to quiet" for adjacent homeowners after certain hours.
Mariposa Montessori (Faith Lutheran)	U-25-002 (April 2025)	Cap on Enrollment & Hours	Strict enrollment limits and operational windows to	The Town capped enrollment at 50 students and strictly limited hours to 8:15 AM – 4:15 PM (Monday – Friday).

			prevent residential over-saturation.	Parent meetings are restricted to once per month with a 10 PM hard cutoff. This proves the Town prioritizes neighborhood peace over an institution's desire for more students or evening hours.
Faith Lutheran Church (16548 Ferris Ave)	U-25-002 (April 2025)	Religious Occupancy & Hour Caps	Religious Occupancy & Hour Caps	The Town imposed a strict 220-person occupancy cap and a 10:00 PM hard cutoff for Mon-Sat operations. This proves that religious worship is subject to capacity and time limits to protect residential tranquility.

The Town’ s history of planning decisions reflects a consistent commitment to protecting the residential character of Los Gatos. We respectfully request that the Planning Commission uphold these established standards and deny this modification.

Thank you so much for considering and addressing our concerns.

Sincerely,
Rose Dao
On behalf of the Farley and Feeder Streets

From: Kobayashi, Alex [redacted]
Sent: Friday, March 20, 2026 12:46 PM
To: Planning <Planning@losgatosca.gov>
Subject: letter from Sen. Becker: Conditional Use Permit at 16769 Farley Road

[EXTERNAL SENDER]
Good afternoon:

Please find the attached letter from Senator Josh Becker related to the CUP amendment being considered at next week's Planning Commission.

If you have any questions, please let me know.

Thank you.

Sincerely,

Alex Kobayashi
Office of State Senator Josh Becker

650.233.2724 (office)
[redacted]

CAPITOL OFFICE
1021 O STREET
SUITE 6520
SACRAMENTO, CA 95814
(916) 651-4013

DISTRICT OFFICE
3525 ALAMEDA DE LAS PULGAS
MENLO PARK, CA 94025
(650) 233-2724

SENATOR.BECKER@SENATE.CA.GOV
SD13.SENATE.CA.GOV

California State Senate

SENATOR JOSH BECKER

THIRTEENTH SENATE DISTRICT

STANDING COMMITTEES
NATURAL RESOURCES & WATER
CHAIR
HUMAN SERVICES
CHAIR
ENERGY, UTILITIES & COMMUNICATIONS
INSURANCE
REVENUE & TAXATION

JOINT COMMITTEE
LEGISLATIVE AUDIT

SELECT COMMITTEE
ECONOMIC DEVELOPMENT & TECHNOLOGICAL INNOVATION
CHAIR

CAUCUSES
BAY AREA CAUCUS
CHAIR
JEWISH CAUCUS
VICE CHAIR

March 20, 2026

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

Members of the Planning Commission:

I am writing concerning the West Valley Muslim Association's proposed amendments to its conditional use permit at 16769 Farley Road.

The West Valley Muslim Association is a community institution with a long history of serving the residents of Los Gatos and surrounding communities.

We are aware this is in a residential neighborhood and that there have been many conversations to try to limit impact on the neighbors. The city has proposed a number of restrictions to address concerns shared from the surrounding community and it is my understanding that the Association has accepted most of these accommodations. With those additional restrictions I urge support of these amendments to the CUP.

Faith based institutions like West Valley Muslim Association foster a sense of service and community and contribute significantly to a wider cultural understanding. Granting this amendment will allow WVMA to meet the needs of its congregation while respecting the needs of the larger community.

Thank you for your consideration of this matter.

Sincerely,

Josh Becker
State Senator, District 13

TO VIEW VIDEOS RECEIVED AS PART OF THE PUBLIC COMMENT, PLEASE VISIT:

https://www.losgatosca.gov/DocumentCenter/Index/2572

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 03/25/2026

ITEM NO: 2

DATE: March 20, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

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

RECOMMENDATION:

Consider approval of a request to modify an existing Conditional Use Permit (CUP) 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.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8, Single-Family Residential, 8,000 sf lot minimum
Applicable Plans & Standards: General Plan
Parcel Size: 2.76 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

A. Project Site History

On January 10, 1990, the Planning Commission approved a CUP (U-89-11) to allow the improvement and expansion of an existing institution for a religious observance facility (Exhibit 3). The 1990 approval included a new library and hallway addition, in addition to parking and landscaping modifications. The property was occupied by the Jehovah's Witnesses, Inc. until 2019 when a Certificate of Use and Occupancy was issued to the West Valley Muslim Association (WVMA). Since WVMA has occupied the property, an electrical permit and plumbing permit have been issued by the Town. No additional permits that would result in an expansion to the existing square footage have been applied for or issued.

On March 11, 2020, the Planning Commission approved a modification to the existing CUP (U-20-001) to allow for expanded hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the month of Ramadan for religious services (Exhibit 4). The applicant's Written Description stated: ". . . Prayer services for the month of Ramadan would begin at approximately 8:30 p.m. and we would like to request use of the facility until 11:00 p.m. This is to allow remaining members of the congregation to finish services and leave the facility. We anticipate between 10 to 25 members using the facility until 11:00 p.m. for Ramadan."

Per the minutes of the March 11, 2020, Planning Commission meeting, the applicant stated: "The extended hours of operation would be from 10:00 p.m. to 11:00 p.m., and for that amount of time they expect possibly 5-10 cars to leave prior to 11:00 p.m., so it would not be extensive."

The existing CUP and the proposed CUP modification do not include a limit on the number of evening attendees or cars exiting the property.

B. Law Regarding Conditional Use Permits

A CUP runs with the land and a successor in interest succeeds to any benefits that the original owner enjoyed under the permit issued. The successor in interest is also subject to the limitations in the permit and can assert no greater rights than the original permittee enjoyed (*County of Imperial v. McDougal* (1977) 19 Cal.3d 505, 510).

Town Code Sections 29.20.180 through 29.20.200 and following address the issuance of CUPs.

Town Code Section 29.20.190 provides that a conditional use permit may be granted if the deciding body finds that:

1) The proposed uses of the property are essential to the public convenience or welfare;
2) The proposed uses will not impair the existing use of the zone;
3) The proposed uses would not be detrimental to public health, safety, or general welfare; and
4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

With regard to requested modifications of existing CUPs, Town Code section 29.20.305 provides that "applications for modifications are heard anew and the deciding body may impose new conditions or modify previous conditions." The same findings apply.

C. Federal Religious Land Use and Institutionalized Persons Act

The Religious Land Use and Institutionalized Persons Act ("RLUIPA") is codified at 42 United States Code Section 2000cc, et seq., and contains several protections for religious institutions with regard to zoning and landmarking laws. RLUIPA, in pertinent part, prohibits government from imposing or implementing a land use regulation in a manner that imposes a substantial burden on religious exercise unless the burden is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that governmental interest [42 U.S.C. § 2000cc(a)(1)(A)–(B)].

A "substantial burden" must impose more than a mere inconvenience on religious exercise (*Guru Nanak Sikh Soc'y v. County of Sutter* (2006) 456 F.3d 978, 988). In fact, "for a land use regulation to impose a 'substantial burden,' it must be 'oppressive' to a 'significantly great' extent." (*San Jose Christian College v. City of Morgan Hill* (2004) 360 F.3d 1024, 1034). A "substantial burden" exists where the governmental authority puts "substantial pressure on an adherent to modify his behavior and to violate his beliefs." (*Guru Nanak Sikh Soc'y, supra, at 988)*.

The substantial burden inquiry is "fact-intensive" and considers "the degree to which a land use decision is likely to impair the ability of a person or group to engage in the religious exercise in question." (*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA)*, U.S. Department of Justice 6 (June 13, 2018) https://www.justice.gov/crt/page/file/1071251/dl).

The following factors are relevant to assessing whether a substantial burden exists:

1. The size and resources of the burdened party;
2. The actual religious needs of an individual or religious congregation;
3. The level of current or imminent space constraints;
4. Whether alternative properties are reasonably available;
5. The history of a complainant's efforts to locate within a community; and
6. The absence of good faith by the zoning authorities.

If a land use regulation imposes a "substantial burden," on religious exercise, the local agency must show that the regulation is the least restrictive means of furthering a compelling governmental interest. [42 U.S.C. § 2000cc(a)(1)(A)–(B)]. "Compelling interests" constitute only those interests of the "highest order," and typically involve substantial threats to public health, peace, and welfare. (*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persona Act (RLUIPA)*, *supra*, at 7).

If a local agency demonstrates a compelling interest, the local agency must also demonstrate that its regulation is the least restrictive means of furthering the compelling interest. This means that the local agency must show that its interests could not be achieved by narrower action that burdens the religious use to a lesser degree.
In addition, RLUIPA requires the following:

1. *Equal terms*. "No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a non-religious assembly or institution." [42 U.S.C. § 2000cc(b)(1)].
2. *Nondiscrimination*. "No government shall impose or implement a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination." [42 U.S.C. § 2000cc(b)(2)].
3. *Exclusions and limits*. "No government shall impose or implement a land use regulation that:
    a. Totally excludes religious assemblies from a jurisdiction; or
    b. Unreasonably limits religious assemblies, institutions, or structures within a jurisdiction." [42 U.S.C. § 2000cc(b)(3)(A)–(B)].

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property, located at 16769 Farley Road, is approximately 700 feet west of Los Gatos Boulevard and is presently used as an institution for religious observance by WVMA. The surrounding uses on all sides of the property are residential (Exhibit 1).

B. Project Summary

The applicant is requesting approval to modify an existing CUP to allow for the following modifications to the current hours of operation:

- 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.

When reviewing a CUP, the deciding body should consider the information in the applicant's letter of justification (Exhibit 5); however, the key consideration should be the proposed use since the CUP runs with the land and the operational details can change from owner to owner. The applicant's letter of justification provides additional background on WVMA's congregational prayer services and information on the religious practices of Ramadan (Exhibit 5).

C. Zoning Compliance

The property is zoned R-1:8. A church, monastery, convent, and other institutions for religious observance requires a CUP in the R-1:8 zone.

DISCUSSION:

A. Zoning

Pursuant to Town Code, the proposed use is an institution for religious observance, which is allowed in the R-1:8 zone, subject to the approval of a CUP. Town Code Section 29.20.750 (8) requires Planning Commission consideration of CUPs not assigned to the Development Review Committee or Town Council.

B. Conditional Use Permit Modification

Town Code Section 29.20.200 provides that a use authorized by CUP shall not be modified unless a modification to the permit is approved. The following changes in use are modifications:

1. Intensification of use. Changes of use that will result in an increase of five (5) or more peak hour trips.
2. Commencement of new activities that could have a material adverse impact on the surrounding area.
3. Any change that is a substantial departure from plans which were the basis of the CUP approval.

The applicant proposes to modify the hours of operation to 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, in addition to expanding the hours of operation during the 30-day month of Ramadan to 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. (Exhibit 5).

The proposed use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan.

The applicant indicates that the CUP modification is being requested to accommodate the religious institution's requirement for five daily prayers, as well as the required prayers during the 30-day month of Ramadan. Based on the religious institution's faith, the prayer schedule is prescribed by sunrise and sunset timings, based on the Islamic (Lunar) calendar. Details of the Islamic calendar, as well as background on the facility and the Islamic faith are included in the applicant's letter of justification (Exhibit 5).

Based on concerns that the Town has received regarding the noise levels of vehicle activity on the subject property, a noise study was prepared by the applicant pursuant to Chapter 16 (Noise Ordinance) of the Town Code. The findings of the noise study determined that the applicant's request for expanded hours of operation, in the form of vehicles arriving and departing the facility, would not exceed the Town's Noise Ordinance (Exhibit 7).

In response to neighborhood concerns, additional conditions of approval have been included in Attachment A of Exhibit 2 regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage and communication, parking lot monitoring, landscaping, delivery hours, and a one-time compliance review by the Planning Commission one-year after approval.

C. Required Findings for a Conditional Use Permit Modification

Pursuant to Town Code Section 29.20.190, the required findings for approval of a CUP are:

1. The proposed use of the property is essential or desirable to the public convenience or welfare;
2. The proposed use would not impair the integrity and character of the zone;
3. The proposed use would not be detrimental to public health, safety, or general welfare; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

In regard to the first finding, the use will continue providing an existing facility for religious observance which is essential and desirable to its members. As required by the second finding, the use will not impair the integrity and character of the residential zone in that conditions of approval regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage, communication, parking lot monitoring, landscaping, delivery hours, and a one-year compliance review will be included (Exhibit 2, Attachment A). In regard to the third finding, the use will not be detrimental to public health, safety, or general welfare because the conditions of approval address any potential noise, traffic, and safety impacts to the surrounding residential neighborhood in that the hours of operation are limited 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; 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.; and the use is required to comply with the noise mitigation, parking lot monitoring, and overflow parking plan set forth in the conditions of approval (Exhibit 2, Attachment A). In regard to the fourth finding, the proposed use meets the objectives of the General Plan, as outlined in Section E. below, and Town Code, because the site is currently used for religious observance and therefore would not result in an increase in traffic impacts beyond what existed at the time of this application for a CUP modification; additionally, there is no additional square footage being proposed.

D. Traffic and Parking

The site is currently used for religious observance and therefore will not result in an increase in traffic impacts or required parking beyond the current use. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

A site plan detailing the number of on-site parking spaces and the applicant's efforts to communicate with its membership to utilize on-site parking and carpool, whenever possible, is provided in Exhibit 5. The applicant has indicated to staff that they are exploring a reconfiguration of the existing parking lot to add up to an additional 23 parking spaces, for a total of 203 on-site parking spaces. The conceptual plan has been included on the last page of Exhibit 6. The conceptual plan would require a formal submittal for review by Town staff to determine its conformance with the Town Code and any applicable development permits that would be required.

E. General Plan

The 2020 General Plan Land Use designation for the site is Low Density Residential. This designation provides for single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

Applicable goals and policies of the 2024 General Plan Racial, Social, and Environmental Justice Element, as well as the 2020 General Plan Land Use and Community Design Elements include, but are not limited to the following:

- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.

  Conditions of approval will be included to maintain the quality and character of the neighborhood as outlined in the CUP findings above in Section C and as included in Exhibit 2, Attachment A.

- Action LU-6.2 - The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on as-needed basis for for any adverse impacts, nuisances, or any required modifications.

- The Planning Commission is the deciding body for the proposed CUP modification. Additionally, conditions of approval will be included to address adverse impacts as outlined in the CUP findings above in Section C and as included in Exhibit 2, Attachment A.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, March 20, 2026, are included as Exhibit 10. The applicant's neighborhood outreach efforts are detailed in Exhibits 6 and 10.

CEQA DETERMINATION:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area and the project involves negligible expansion of use beyond existing conditions. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

CONCLUSION:

A. Summary

The applicant is requesting approval for modification of an existing CUP to allow for the following clarification and expansion of the hours of operation:

- 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.

No change in use or additional square footage is proposed; therefore, there will be no increase in traffic impacts or required parking. The proposed use would be in conformance with the Town Code and is consistent with the General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of a modification of the CUP subject to the recommended conditions of approval included as Exhibit 2, Attachment A. If the Planning Commission finds merit with the request, it should:

1. Find that the proposed project is Categorically Exempt, pursuant Guidelines for the Implementation of the California Environmental Quality Act, Section 15301;
2. Find that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations)
3. Make findings as required by Town Code section 29.20.190 for granting approval of a modification to a CUP; and
4. Adopt the draft Resolution to approve the CUP application, U-24-010, with the recommended conditions of approval contained in Exhibit 2, Attachment A.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

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

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 03/25/2026

ITEM NO: 2

DATE: March 20, 2026

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

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

RECOMMENDATION:

Consider approval of a request to modify an existing Conditional Use Permit (CUP) 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.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8, Single-Family Residential, 8,000 sf lot minimum
Applicable Plans & Standards: General Plan
Parcel Size: 2.76 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

A. Project Site History

On January 10, 1990, the Planning Commission approved a CUP (U-89-11) to allow the improvement and expansion of an existing institution for a religious observance facility (Exhibit 3). The 1990 approval included a new library and hallway addition, in addition to parking and landscaping modifications. The property was occupied by the Jehovah's Witnesses, Inc. until 2019 when a Certificate of Use and Occupancy was issued to the West Valley Muslim Association (WVMA). Since WVMA has occupied the property, an electrical permit and plumbing permit have been issued by the Town. No additional permits that would result in an expansion to the existing square footage have been applied for or issued.

On March 11, 2020, the Planning Commission approved a modification to the existing CUP (U-20-001) to allow for expanded hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the month of Ramadan for religious services (Exhibit 4). The applicant's Written Description stated: ". . . Prayer services for the month of Ramadan would begin at approximately 8:30 p.m. and we would like to request use of the facility until 11:00 p.m. This is to allow remaining members of the congregation to finish services and leave the facility. We anticipate between 10 to 25 members using the facility until 11:00 p.m. for Ramadan."

Per the minutes of the March 11, 2020, Planning Commission meeting, the applicant stated: "The extended hours of operation would be from 10:00 p.m. to 11:00 p.m., and for that amount of time they expect possibly 5-10 cars to leave prior to 11:00 p.m., so it would not be extensive."

The existing CUP and the proposed CUP modification do not include a limit on the number of evening attendees or cars exiting the property.

B. Law Regarding Conditional Use Permits

A CUP runs with the land and a successor in interest succeeds to any benefits that the original owner enjoyed under the permit issued. The successor in interest is also subject to the limitations in the permit and can assert no greater rights than the original permittee enjoyed (*County of Imperial v. McDougal* (1977) 19 Cal.3d 505, 510).

Town Code Sections 29.20.180 through 29.20.200 and following address the issuance of CUPs.

Town Code Section 29.20.190 provides that a conditional use permit may be granted if the deciding body finds that:

1) The proposed uses of the property are essential to the public convenience or welfare;
2) The proposed uses will not impair the existing use of the zone;
3) The proposed uses would not be detrimental to public health, safety, or general welfare; and
4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

With regard to requested modifications of existing CUPs, Town Code section 29.20.305 provides that "applications for modifications are heard anew and the deciding body may impose new conditions or modify previous conditions." The same findings apply.

C. Federal Religious Land Use and Institutionalized Persons Act

The Religious Land Use and Institutionalized Persons Act ("RLUIPA") is codified at 42 United States Code Section 2000cc, et seq., and contains several protections for religious institutions with regard to zoning and landmarking laws. RLUIPA, in pertinent part, prohibits government from imposing or implementing a land use regulation in a manner that imposes a substantial burden on religious exercise unless the burden is in furtherance of a compelling governmental interest and is the least restrictive means of furthering that governmental interest [42 U.S.C. § 2000cc(a)(1)(A)–(B)].

A "substantial burden" must impose more than a mere inconvenience on religious exercise (*Guru Nanak Sikh Soc'y v. County of Sutter* (2006) 456 F.3d 978, 988). In fact, "for a land use regulation to impose a 'substantial burden,' it must be 'oppressive' to a 'significantly great' extent." (*San Jose Christian College v. City of Morgan Hill* (2004) 360 F.3d 1024, 1034). A "substantial burden" exists where the governmental authority puts "substantial pressure on an adherent to modify his behavior and to violate his beliefs." (*Guru Nanak Sikh Soc'y, supra, at 988)*.

The substantial burden inquiry is "fact-intensive" and considers "the degree to which a land use decision is likely to impair the ability of a person or group to engage in the religious exercise in question." (*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA)*, U.S. Department of Justice 6 (June 13, 2018) https://www.justice.gov/crt/page/file/1071251/dl).

The following factors are relevant to assessing whether a substantial burden exists:

1. The size and resources of the burdened party;
2. The actual religious needs of an individual or religious congregation;
3. The level of current or imminent space constraints;
4. Whether alternative properties are reasonably available;
5. The history of a complainant's efforts to locate within a community; and
6. The absence of good faith by the zoning authorities.

If a land use regulation imposes a "substantial burden," on religious exercise, the local agency must show that the regulation is the least restrictive means of furthering a compelling governmental interest. [42 U.S.C. § 2000cc(a)(1)(A)–(B)]. "Compelling interests" constitute only those interests of the "highest order," and typically involve substantial threats to public health, peace, and welfare. (*Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persona Act (RLUIPA)*, *supra*, at 7).

If a local agency demonstrates a compelling interest, the local agency must also demonstrate that its regulation is the least restrictive means of furthering the compelling interest. This means that the local agency must show that its interests could not be achieved by narrower action that burdens the religious use to a lesser degree.
In addition, RLUIPA requires the following:

1. *Equal terms*. "No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a non-religious assembly or institution." [42 U.S.C. § 2000cc(b)(1)].
2. *Nondiscrimination*. "No government shall impose or implement a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination." [42 U.S.C. § 2000cc(b)(2)].
3. *Exclusions and limits*. "No government shall impose or implement a land use regulation that:
    a. Totally excludes religious assemblies from a jurisdiction; or
    b. Unreasonably limits religious assemblies, institutions, or structures within a jurisdiction." [42 U.S.C. § 2000cc(b)(3)(A)–(B)].

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property, located at 16769 Farley Road, is approximately 700 feet west of Los Gatos Boulevard and is presently used as an institution for religious observance by WVMA. The surrounding uses on all sides of the property are residential (Exhibit 1).

B. Project Summary

The applicant is requesting approval to modify an existing CUP to allow for the following modifications to the current hours of operation:

- 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.

When reviewing a CUP, the deciding body should consider the information in the applicant's letter of justification (Exhibit 5); however, the key consideration should be the proposed use since the CUP runs with the land and the operational details can change from owner to owner. The applicant's letter of justification provides additional background on WVMA's congregational prayer services and information on the religious practices of Ramadan (Exhibit 5).

C. Zoning Compliance

The property is zoned R-1:8. A church, monastery, convent, and other institutions for religious observance requires a CUP in the R-1:8 zone.

DISCUSSION:

A. Zoning

Pursuant to Town Code, the proposed use is an institution for religious observance, which is allowed in the R-1:8 zone, subject to the approval of a CUP. Town Code Section 29.20.750 (8) requires Planning Commission consideration of CUPs not assigned to the Development Review Committee or Town Council.

B. Conditional Use Permit Modification

Town Code Section 29.20.200 provides that a use authorized by CUP shall not be modified unless a modification to the permit is approved. The following changes in use are modifications:

1. Intensification of use. Changes of use that will result in an increase of five (5) or more peak hour trips.
2. Commencement of new activities that could have a material adverse impact on the surrounding area.
3. Any change that is a substantial departure from plans which were the basis of the CUP approval.

The applicant proposes to modify the hours of operation to 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, in addition to expanding the hours of operation during the 30-day month of Ramadan to 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. (Exhibit 5).

The proposed use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan.

The applicant indicates that the CUP modification is being requested to accommodate the religious institution's requirement for five daily prayers, as well as the required prayers during the 30-day month of Ramadan. Based on the religious institution's faith, the prayer schedule is prescribed by sunrise and sunset timings, based on the Islamic (Lunar) calendar. Details of the Islamic calendar, as well as background on the facility and the Islamic faith are included in the applicant's letter of justification (Exhibit 5).

Based on concerns that the Town has received regarding the noise levels of vehicle activity on the subject property, a noise study was prepared by the applicant pursuant to Chapter 16 (Noise Ordinance) of the Town Code. The findings of the noise study determined that the applicant's request for expanded hours of operation, in the form of vehicles arriving and departing the facility, would not exceed the Town's Noise Ordinance (Exhibit 7).

In response to neighborhood concerns, additional conditions of approval have been included in Attachment A of Exhibit 2 regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage and communication, parking lot monitoring, landscaping, delivery hours, and a one-time compliance review by the Planning Commission one-year after approval.

C. Required Findings for a Conditional Use Permit Modification

Pursuant to Town Code Section 29.20.190, the required findings for approval of a CUP are:

1. The proposed use of the property is essential or desirable to the public convenience or welfare;
2. The proposed use would not impair the integrity and character of the zone;
3. The proposed use would not be detrimental to public health, safety, or general welfare; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

In regard to the first finding, the use will continue providing an existing facility for religious observance which is essential and desirable to its members. As required by the second finding, the use will not impair the integrity and character of the residential zone in that conditions of approval regarding occupancy limits, general hours of operation, seasonal late-hours, noise, signage, communication, parking lot monitoring, landscaping, delivery hours, and a one-year compliance review will be included (Exhibit 2, Attachment A). In regard to the third finding, the use will not be detrimental to public health, safety, or general welfare because the conditions of approval address any potential noise, traffic, and safety impacts to the surrounding residential neighborhood in that the hours of operation are limited 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; 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.; and the use is required to comply with the noise mitigation, parking lot monitoring, and overflow parking plan set forth in the conditions of approval (Exhibit 2, Attachment A). In regard to the fourth finding, the proposed use meets the objectives of the General Plan, as outlined in Section E. below, and Town Code, because the site is currently used for religious observance and therefore would not result in an increase in traffic impacts beyond what existed at the time of this application for a CUP modification; additionally, there is no additional square footage being proposed.

D. Traffic and Parking

The site is currently used for religious observance and therefore will not result in an increase in traffic impacts or required parking beyond the current use. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

A site plan detailing the number of on-site parking spaces and the applicant's efforts to communicate with its membership to utilize on-site parking and carpool, whenever possible, is provided in Exhibit 5. The applicant has indicated to staff that they are exploring a reconfiguration of the existing parking lot to add up to an additional 23 parking spaces, for a total of 203 on-site parking spaces. The conceptual plan has been included on the last page of Exhibit 6. The conceptual plan would require a formal submittal for review by Town staff to determine its conformance with the Town Code and any applicable development permits that would be required.

E. General Plan

The 2020 General Plan Land Use designation for the site is Low Density Residential. This designation provides for single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

Applicable goals and policies of the 2024 General Plan Racial, Social, and Environmental Justice Element, as well as the 2020 General Plan Land Use and Community Design Elements include, but are not limited to the following:

- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.

  Conditions of approval will be included to maintain the quality and character of the neighborhood as outlined in the CUP findings above in Section C and as included in Exhibit 2, Attachment A.

- Action LU-6.2 - The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on as-needed basis for for any adverse impacts, nuisances, or any required modifications.

- The Planning Commission is the deciding body for the proposed CUP modification. Additionally, conditions of approval will be included to address adverse impacts as outlined in the CUP findings above in Section C and as included in Exhibit 2, Attachment A.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. Public comments received by 11:00 a.m., Friday, March 20, 2026, are included as Exhibit 10. The applicant's neighborhood outreach efforts are detailed in Exhibits 6 and 10.

CEQA DETERMINATION:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area and the project involves negligible expansion of use beyond existing conditions. Furthermore, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project. The use of the facility remains consistent with the March 11, 2020, Planning Commission approval as a religious institution. The applicant's request for approval to modify the existing CUP is limited to the hours of operation. No additional requested modifications to the CUP or existing structures are proposed. Under the current conditions, vehicles enter and exit the property for multiple services until 10:00 p.m. for most of the year and until 11:00 p.m. during Ramadan. Because the parking lot capacity is 180 spaces, it is estimated that the number of vehicles currently entering and exiting the property is approximately 180 vehicles at the heavily-attended services. The proposed modification would extend this use by one-half hour for most of the year and for one hour during Ramadan, which is a negligible change in the hours of operation.

CONCLUSION:

A. Summary

The applicant is requesting approval for modification of an existing CUP to allow for the following clarification and expansion of the hours of operation:

- 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.

No change in use or additional square footage is proposed; therefore, there will be no increase in traffic impacts or required parking. The proposed use would be in conformance with the Town Code and is consistent with the General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of a modification of the CUP subject to the recommended conditions of approval included as Exhibit 2, Attachment A. If the Planning Commission finds merit with the request, it should:

1. Find that the proposed project is Categorically Exempt, pursuant Guidelines for the Implementation of the California Environmental Quality Act, Section 15301;
2. Find that the project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations)
3. Make findings as required by Town Code section 29.20.190 for granting approval of a modification to a CUP; and
4. Adopt the draft Resolution to approve the CUP application, U-24-010, with the recommended conditions of approval contained in Exhibit 2, Attachment A.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

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
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