



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 06/16/2026

ITEM NO: 19

DATE: June 11, 2026
TO: Mayor and Town Council
FROM: Chris Constantin, Town Manager
SUBJECT: **Continue Consideration of an Appeal of the Planning Commission Decision to Approve a Request 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. Located at 16769 Farley Road. APN 424-21-062. Conditional Use Permit Application U-24-010. 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: Continue this appeal hearing to a date certain of August 18, 2026.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

STRATEGIC PRIORITY:

This item does not directly address a Strategic Priority.

DISCUSSION:

On May 21, 2026, the Planning Commission approved a request for modification of an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association).

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

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SUBJECT: 16769 Farley Road/U-24-010

DATE: June 11, 2026

On June 1, 2026, the decision of the Planning Commission was appealed to the Town Council by two separate parties:

1. Razi Mohiuddin, West Valley Muslim Association; and
2. Farley Road Neighborhood Coalition.

Although the Planning Commission approved the Conditional Use Permit modification, the applicant and a neighborhood group each filed appeals seeking review of the Commission's decision, specifically the conditions of approval.

Pursuant to Town Code 29.20.280, an appeal shall be heard by the Town Council within 56 days after the date of the hearing at which the final decision by the Planning Commission was made. The Council may continue from time to time any hearing held by it.

Both appellants have waived the 56-day deadline for hearing the appeal. Due to the time required to prepare the materials associated with the appeal and staff analysis, the matter could not be prepared for consideration at the June 16, 2026, Town Council meeting. Given the Town Council's summer recess during July and the appellants' availability, staff recommends continuing the appeal hearing to the August 18, 2026, Town Council meeting.

ENVIRONMENTAL ASSESSMENT:

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.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.