



**TOWN OF LOS GATOS  
PLANNING COMMISSION  
REPORT**

MEETING DATE: 05/21/2026

ITEM NO: 1

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DATE: May 15, 2026  
TO: Planning Commission  
FROM: Joel Paulson, Community Development Director  
SUBJECT: Consider a Request for Approval to Modify an Existing Conditional Use Permit for Expanded Hours of Operation in an Institution for Religious Observance (West Valley Muslim Association) on Property Zoned R-1:8. **Located at 16769 Farley Road.** APN 424-21-062. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: West Valley Muslim Association, Osmar Ghafoor, President. Applicant: Razi Mohiuddin. Project Planner: Jocelyn Shoopman.

REMARKS:

On May 13, 2026, the Planning Commission discussed the item and received testimony from the applicant and the public regarding the alternative conditions of approval considered by the Planning Commission. The Planning Commission continued the item to a date certain of May 21, 2026.

A clean version and track changes version of the modified conditions of approval to reflect the May 13, 2026, Planning Commission meeting are attached as Attachment A of Exhibit 44 and Exhibit 45, respectively.

CONCLUSION:

Staff recommends that the Planning Commission adopt the draft Resolution (Exhibit 44) to make the required findings and approve the modification of the CUP subject to the conditions of approval (Exhibit 44, Attachment A):

1. Find that the proposed project is Categorically Exempt, pursuant to 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);

PREPARED BY: Jocelyn Shoopman  
Senior Planner

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

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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 44, Attachment A.

PUBLIC COMMENTS:

Public comments received between 11:01 a.m., Wednesday, May 13, 2026, and 3:00 p.m., Friday, May 15, 2026, are included as Exhibit 46.

EXHIBITS:

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

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

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

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

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

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

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

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

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SUBJECT: 16769 Farley Road/U-24-010

DATE: May 15, 2026

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

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

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

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

Previously Received with the March 31, 2026, Desk Item Report:

19. Additional Information from the Applicant's Legal Counsel  
20. Supplemental Information from the Applicant's Noise Consultant  
21. Applicant's Neighborhood Outreach  
22. Applicant's Response to Public Comments  
23. Public Comments Received Between 3:01 p.m., Monday, March 30, 2026, and 11:00 a.m., Tuesday, March 31, 2026

Previously Received with the April 22, 2026, Staff Report:

24. Applicant's Response to Neighborhood Group Meeting  
25. Neighborhood Group's Response to Meeting with the Applicant  
26. Public Comments Received Between 3:01 p.m., Tuesday, March 31, 2026, and 3:00 p.m., Friday, April 17, 2026

Previously Received with the April 20, 2026, Addendum Report:

27. Additional Information from the Neighborhood Group  
28. Public Comments Received Between 3:01 p.m., Friday, April 17, 2026, and 3:00 p.m., Monday, April 20, 2026

Previously Received with the April 21, 2026, Addendum 2 Report:

29. Public Comments Received Between 3:01 p.m., Monday, April 20, 2026, and 3:00 p.m., Tuesday, April 21, 2026

Previously Received with the April 22, 2026, Desk Item Report:

30. Supplemental Information from the Applicant  
31. Additional Information from the Applicant's Legal Counsel  
32. Commissioner Comments  
33. Public Comments Received Between 3:01 p.m., Tuesday, April 21, 2026, and 11:00 a.m., Wednesday, April 22, 2026

Previously Received with the May 13, 2026, Staff Report:

34. Draft Resolution Making the Required Findings and Approving the Application Subject to the Modified Condition of Approval (Included as Attachment A)  
35. Modified Conditions of Approval, Track Changes  
36. Applicant's Response to the New Conditions of Approval

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SUBJECT: 16769 Farley Road/U-24-010

DATE: May 15, 2026

37. Public Comments Received Between 11:01 a.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026

Previously Received with the May 12, 2026, Addendum Report:

38. Corrected Modified Conditions of Approval, Track Changes

39. Public Comments Received Between 3:01 p.m., Friday, May 8, 2026, and 3:00 p.m., Tuesday, May 12, 2026

Previously Received with the May 13, 2026, Desk Item Report:

40. Revised Draft Resolution Making the Required Findings and Approving the Application Subject to the Conditionals of Approval (Included as Attachment A)

41. Revised Conditions of Approval, Redlined

42. Comparison Chart of Approved Conditional Use Permits

43. Public Comments Received Between 3:01 p.m., Tuesday, May 12, 2026, and 11:00 a.m., Wednesday, May 13, 2026

Received with this May 15, 2026, Staff Report:

44. Draft Resolution Making the Required Findings and Approving the Application Subject to the Conditionals of Approval (Included as Attachment A)

45. Modified Conditions of Approval, Track Changes

46. Public Comments Received Between 11:01 a.m., Wednesday, May 13, 2026, and 3:00 p.m., Friday, May 15, 2026