



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 05/13/2026

ITEM NO: 5

DATE: May 8, 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 April 22, 2026, the Planning Commission discussed the item and received testimony from the applicant and a representative of a neighborhood group. The Planning Commission continued the item to a date certain of May 13, 2026, with direction to staff to bring back a revised resolution and conditions of approval that incorporated the modifications provided by the Planning Commission (Exhibit 34).

A copy of the modified conditions of approval in track changes has been included as Exhibit 35.

The applicant's response to the new conditions of approval has been included as Exhibit 36.

Public comments received between 3:01 p.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026, are included as Exhibit 37.

DISCUSSION:

Staff recommends that the Planning Commission adopt the following modifications to the conditions of approval proposed by staff, as well as in consultation with the Los Gatos-Monte Sereno Police Department based on their available resources:

1. Modify Condition #19, as reflected in the strikeout and underlined text:

PREPARED BY: Jocelyn Shoopman
Senior Planner

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

Food Vendors

Food vendors shall not be located within 20 feet of the perimeter properties ~~Only the interior of the parking lot shall be used for food vendors.~~

2. Modify Condition #25, as reflected in the strikeout and underlined text:

Parking Lot Monitoring

For events anticipated to exceed available on-site parking, the applicant shall implement traffic management measures which may include parking attendants, directional signage, carpooling encouragement, or other measures. The applicant 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, with training as available, by an entity that provides this type of training ~~training by the Los Gatos-Monte Sereno Police Department, if available.~~ 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.

3. Modify Condition #28, as reflected in the strikeout and underlined text:

Parking Lot Expansion

The applicant shall submit an application proposing additional parking spaces to the Community Development Department for review ~~a parking lot expansion, as referenced in the March 25, 2026, Planning Commission staff report~~ within six months of the final approval date and complete the construction improvements within one year of the final approval date. The parking lot expansion shall add ~~at least~~ 23 parking spaces or up to as many as possible based on compliance with Town Code standards. Within six months of the final approval date, the existing parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to additional noise generation of passing vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions in such noise generation.

4. Modify Condition #33, as reflected in the strikeout and underlined text:

Pedestrian Ingress and Egress

The applicant shall submit a complete its Building Permit application and receive final inspection process ~~to construct an opening in the concrete wall in front of the property door~~ for the purpose of allowing pedestrian ingress and egress to the site without walking in the driveway through the parking lot within one year of the final approval date.

5. Modify Condition #34, as reflected in the underlined text:

Lighting

All site and parking lot lighting shall be full-cutoff, downward directed, and at the Building Code minimum brightness level during Quiet Hours within one year of the final approval date.

6. Modify Condition #37, as reflected in the underlined text:

Santa Clara County Fire Department

The Santa Clara County Fire Department shall confirm the maximum occupancy limit for the religious institution and evaluate whether the present and proposed uses as described in the March 25, 2026, Planning Commission staff report packet are in compliance with the occupancy limits for the facility within six months of the final approval date. The Santa Clara County Fire Department shall provide a written report concerning traffic safety on Farley Road and the adjoining streets during the Ramadan holiday.

7. Modify Condition #38, as reflected in the underlined text:

Los Gatos-Monte Sereno Police Department

The applicant shall request that the Los Gatos-Monte Sereno Police Department provide increased patrols during Ramadan and post an electronic sign on Farley Road during Ramadan showing the speed limit, as resources allow.

CONCLUSION:

Staff recommends that the Planning Commission adopt the draft modified Resolution (Attachment 34) to make the required findings and approve the modification of the CUP subject to the modified conditions of approval (Attachment 34, Exhibit A), incorporating the aforementioned modifications to conditions #19, #25, #28, #33, #34, #37, and #38 proposed by staff and the Los Gatos-Monte Sereno Police Department:

1. Find that the proposed project is Categorical 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 34, Attachment A.

PUBLIC COMMENTS:

Exhibit 36 includes public comments received between 11:01 a.m., Wednesday, April 22, 2026, and 3:00 p.m., Friday, May 8, 2026.

EXHIBITS:

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

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

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

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

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

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

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

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

Previously Received with the March 31, 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

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

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