

From: Razi Mohiuddin <[REDACTED]>
Sent: Friday, April 17, 2026 10:33 AM
To: Jocelyn Shoopman <jshoopman@losgatosca.gov>
Subject: April 22 Meeting - Request for decision

Jocelyn,

We are writing to request that the Planning Commission take up our CUP modification application (U-24-010) on April 22, 2026 and render a decision.

Following the Commission's recommendation at the March 31 hearing, we immediately reached out to the Farley Road Neighborhood Coalition to schedule a meeting. That meeting took place on April 16. Unfortunately, we were not able to make meaningful progress. We also have not been able to agree on a mediator or the cost of mediation, despite our proposing multiple options including one at no cost, and a couple of them at very low (\$100) cost. The neighbors are proposing a Fall 2026 mediator availability. We will provide a separate update on the substance of these discussions, but we continue to sense a pattern of requests to delay.

Time is of the essence. This application has been pending for 19 months. The summer months are approaching, and night prayer times will soon extend past 9:30 PM. Our Isha (night) prayer, which follows 1.5 hours after sunset, will occur close to or immediately after 10 PM in May, June, July, and August. We need clarity on whether we can use our facility until 10:30 PM during these months and allow congregants to depart by 11 PM.

We have acted in good faith throughout this process and remain committed to continuing to work with our neighbors and the Town, even beyond any decision by the commission. We will submit some additional details as desk items prior to the Wednesday 11 AM cutoff, and may include a presentation as well. We ask you also to include the most recent email chain from the neighborhood group that you were copied on, and share that with the planning commission. We are prepared to answer any questions the Commission may have. Our community plans to attend the hearing on April 22 so that we can reach clarity and move forward.

Thanks,

Razi

From: Kim Ratcliff <[REDACTED]>
Sent: Wednesday, April 15, 2026 3:05 PM
To: Razi Mohiuddin <[REDACTED]>
Cc: jimratcliff <[REDACTED]>; Farley Road Neighborhood Coalition
<[REDACTED]>; Gabrielle Whelan <GWhelan@losgatosca.gov>; Jocelyn
Shoopman <jshoopman@losgatosca.gov>
Subject: List of Mediators

Razi,

FYI - Attached is a list of mediators researched by the Farley Road Neighborhood Coalition.

Kim

CONTACT Details	Mediator's Name
<p>Ethan Pitts 2 Embarcadero Center Suite 1500 San Francisco, CA 94123 T: 415-774-2649</p>	<p>Tamara Lange https://www.jamsadr.com/ neutrals/ lange https://www.linkedin.com/in/ tamara- lange- j- ams/</p>
<p>Megan Kelly Two Embarcadero Center Suite 1500 San Francisco, CA 94111 T: 415-774-2678</p>	<p>Judge James Ware (Ret.) https://www.jamsadr.com/ neutrals/ ware Served as both State and Federal Judge</p>
<p>Sandra Chan Two Embarcadero Center Suite 1500 San Francisco, CA 94111 T: 415-774-2611</p>	<p>Judge Edward Infante (Ret.) https://www.jamsadr.com/ neutrals/ infante Served as magistrate judge in Northern District Significant class action experience</p>
<p>Ethan Pitts 2 Embarcadero Center Suite 1500 San Francisco, CA 94123 T: 415-774-2649</p>	<p>Howard Herman https://www.jamsadr.com/ neutrals/ herman https://www.linkedin.com/in/ howard- herma n- 6b41281ab/ Environmental, civil rights, public policy experience</p>
<p>Karume Richards 160 W. Santa Clara St Suite 1600 San Jose, CA 95113 T: 408-346-0764</p>	<p>Hon. Robert Baines (Ret.) https://www.jamsadr.com/ neutrals/ baines</p>
<p>Jeffrey P. Blum, Attorney at Law Family Law, Mediation and Private Judging 134 Cuesta de Los Gatos Way Los Gatos, CA 95032 T: 650 823-9959</p>	<p>Jeffrey P. Blum, Attorney at Law Family Law, Mediation and Private Judging jeffreypblum.com Per Jeff Blum, he spoke with WVMA (Razi) over a year ago, upon a referral Razi was given by Mayor Rob Moore.</p>

On Wed, Apr 15, 2026 at 12:26 PM Kim Ratcliff <[REDACTED]> wrote:
Razi,

Thank you for agreeing to meet on April 16 from 7- 8 PM at the Starbucks on Blossom Hill Road.

Regarding your most recent email: it's frustrating for us to have to frequently correct the record and provide the context that your statements omit. While you claim to have asked us three times for our needs, we have requested from you, multiple times, a comprehensive, holistic plan for this site, both as a collective neighborhood and through individuals' communications.

We are meeting with you on Thursday in good faith to discuss new ideas and items necessary to remedy the impacts burdening our neighborhood. Based on your own words, "we believe there are meaningful steps we can take around traffic management, parking, lighting, landscaping, and other operational practices to be good neighbors," we respectfully request that you share the specifics of what stands behind your statement and items that comprise such "meaningful steps."

As local families are currently suffering with WVMA's operational burdens, we ask for a holistic approach to site management rather than addressing issues one home address at a time. Designing a comprehensive plan will demonstrate a commitment to the well-being of the entire community—benefiting the neighbors, the Town of Los Gatos, and the members of WVMA alike.

As good neighbors, we want to listen to your ideas and understand your commitment to solving the concerns raised in public hearings, neighborhood communication exchanges and public comments. Continually defaulting and referring to an outdated list from two years ago does not illustrate prioritizing an action plan based on recent information shared in an effort to make progress, nor does it illustrate your willingness to compromise. We remain open minded to new ideas and anticipate that during Thursday's meeting such concepts will be introduced by you, so we can have a dialogue and provide fresh feedback.

To that end, instead of providing the structural solutions we have asked for, your approach has relied on minimal, piecemeal suggestions while citing RLUIPA as a reason to bypass standard neighborhood safety negotiations. A truly good-faith effort requires balancing religious exercise with the physical safety constraints of the surrounding residential community.

We disagree that the process is simply 'taking too long.' For a project of this scale and community impact, a multi-year review is the established standard in Los Gatos. Major institutional modifications, such as the Hillbrook School expansions, have historically required several years of rigorous environmental and safety analysis before reaching a final decision. The current 19-month duration is a direct result of the uncertainties, gaps, and outdated and missing data provided to the Town thus far. The interest and opposition from neighbors is overwhelming—more than we have ever seen at a Town hearing. This is a community-impacted decision where **safety and lives matter**, and we must proceed with extreme caution. It is

essential that the Planning Commission makes a decision based on neutral, up-to-date data, not a narrative of expediency.

Our goal for the April 16 meeting is to move past these uncertainties and receive the specific, holistic changes we have requested. We want a resolution that respects the law and the documented physical constraints of our neighborhood.

To ensure there is no further miscommunication or selective reporting, we will be providing a written summary of our discussion points at the meeting and would like to agree on a set of 'joint meeting notes' afterward to ensure the record remains accurate for the Town.

Sincerely,

Kim Ratcliff

On behalf of the Farley Road Neighborhood Coalition

On Tue, Apr 14, 2026 at 1:38 PM Razi Mohiuddin <[REDACTED]> wrote:
Dear Kim,

Thank you for your reply.

We are available to meet on April 16 at 7 PM at Starbucks on Blossom Hill Road. We will have two representatives. Look forward to seeing you then.

Regarding mediators – I understand you have concerns about Mr. Blum's impartiality. We'd note that mediation doesn't have to be a one-time event; we could work with Mr. Blum now and continue with another mediator later if needed. Finding a single mediator with all relevant experience – RLUIPA, familiarity with Town of Los Gatos, and community disputes – who is also available before April 22 and affordable is going to be difficult. That said, we have continued to research alternatives and have identified three experienced mediators with relevant background who have availability in early May, which can be in addition to Mr. Blum's mediation.

- Hon. Maria-Elena James (Ret.) – <https://www.adrservices.com/ neutrals/james-maria-elena/>
- Hon. James Ware (Ret.) – <https://www.jamsadr.com/ neutrals/ware>
- Tamara Lange, Esq. – <https://www.jamsadr.com/ neutrals/lange>

Their rates range from \$12,000–\$14,000 for a full day. We are willing to split the cost equally. In addition to those, there are two other community resolution options - Peninsula Conflict Resolution Center, and Community Boards of San Francisco. And we have the US DOJ Community Relations Service and the CA Civil Rights Department - all are ready to offer their

services in the near term. Please let us know if any of these would be acceptable, or share the mediators you have identified so we can compare options.

On operating hours and occupancy – this property has operated as an approved place of worship since 1990. We're happy to clarify how the facility is used, but our prayer times are determined by sunrise and sunset – that is a matter of religious practice protected by RLUIPA, not something we have flexibility to negotiate.

We welcome the opportunity to discuss traffic management, parking, lighting, and landscaping – as I've noted, we've already made more than 20 changes in these areas, and we're open to discussing more. You had originally shared a list of 11 items with me in October 2024, and we have addressed the vast majority of them. I've now asked three times what specific additional measures would be meaningful to you, and I haven't yet received an answer. In our last meeting on March 29, 2026, Mr. Ali Reza identified an issue with parking in front of his home on Fridays, and we offered cones, and he was amenable to that. Mr. Seger mentioned his concerns around light peeking through the fence, as well as parking lot lights, and we are amenable to addressing both of those. Both indicated that these measures would address their specific issues. Similarly, if there are specific additional measures you'd like to discuss, please bring them to the April 16 meeting.

Regardless of whether we are able to arrange formal mediation before April 22, we remain committed to continuing to work with our neighbors and the Town. In January, you spoke at the planning commission meeting expressing frustration that this application was taking too long. We agree – this process has now been pending for 19 months. If we can't agree on a way to mediate in the near term, we plan to ask that the Commission take up the matter on April 22 and make a decision so that all parties have clarity and can move forward.

We look forward to meeting.

Thanks,
Razi

On Apr 13, 2026, at 9:13 PM, Kim Ratcliff <[REDACTED]> wrote:

Dear Razi,

Thank you for getting back to us. First, we want to ensure that we're aligned on the motion and next steps from the Planning Commission – Motion #3 (Passed Unanimously):

The Commission voted to give both the neighbors and the applicant time to research mediator options and costs. This will help both parties determine if mediation is a fruitful path forward. We are scheduled to return to the Planning Commission on April 22nd.

We have reached out to several mediators to understand their fee structure, availability and area of expertise (RLUIPA and CEQA). We've met with the Farley Road Neighborhood Coalition (FRNC) to discuss the cost if there are viable paths to cover this type of expense. Based on our findings, we estimate the fee schedule to be \$12,000/day and that's without RLUIPA and CEQA expertise. When discussing availability for new clients, schedules indicate the soonest may be Fall of 2026. We have not come to any conclusions at this time but are continuing to investigate and research to find pro bono mediators that are neutral.

In regards to Jeffrey Blum, because he is part of the Town of Los Gatos and referred by the Town Council for this project, and is an involved Los Gatos resident, we don't feel he could be impartial.

We'd like to propose meeting April 16 from 7- 8 pm at Starbucks on Blossom Hill Road. We would like to discuss operating hours, occupancy and parking. In addition, we would appreciate seeing your list of meaningful next steps that you shared in your previous email: "traffic management, parking, lighting, landscaping, and other operational practices to be good neighbors."

In good faith, let's minimize the number of participants. We recommend two representatives for each of us.

Thanks,

Kim Ratcliff

On Thu, Apr 9, 2026 at 2:46 PM Razi Mohiuddin <[REDACTED]> wrote:
+Gabrielle, Jocelyn

Kim,

We have identified a mediator who has offered 2–3 hours at no cost. His name is Jeffrey Blum, and his bio is at <https://www.jeffreyplum.com/>. While he is not a RLUIPA specialist, we believe he could help facilitate a productive conversation. He is a Los Gatos resident and familiar with the town. He is willing to consider extending the hours if needed.

We also looked at other options, including Peninsula Conflict Resolution Center (suggested by Gabrielle Whelan), Community Boards of San Francisco (<https://communityboards.org/>), DOJ Community Relations Service (<https://www.justice.gov/crs>), and California Civil Rights Department (<https://www.calcivilrights.ca.gov>). We also contacted several JAMS mediators, who charge \$12,000–\$15,000 per day; most have availability only after April 22. We're open to a

JAMS mediator if we split the cost equally. We're also happy to consider any mediators you've identified.

Mr. Blum is available Friday, April 17 from 9 AM to 4 PM, or Monday, April 21 from 2:15 to 5 PM. Please let us know if you'd like to proceed with Mr. Blum or if you have another option to propose. On Friday, we are not available from 1 to 2:30 PM.

Regarding your concern about meaningful concessions – we've already made more than 20 operational changes, as noted in my previous message. I'd welcome hearing what specific additional measures would be meaningful to you, outside of our ability to practice our faith at their appointed times, which is protected by RLUIPA.

Thanks,
Razi

On Apr 6, 2026, at 2:41 PM, Kim Ratcliff <[REDACTED]> wrote:

Dear Razi,

As stated during the 3/31 Planning Commission hearing, we'd like to reiterate that our neighborhood coalition has not agreed to split the cost of mediation yet. The neighborhood is not requesting the change; WVMA is the Applicant. Attorney Gabrielle Whelan noted that WVMA should pay.

That said, our neighborhood coalition is researching mediators.

Regarding a follow up meeting, thus far during the handful of times we've met with you, we've been disappointed at the lack of meaningful and substantial concessions you've been willing to offer. Before we meet again, we ask that you put in writing the solutions WVMA proposes to mitigate traffic management, parking, lighting, landscaping, and other operational practices that will restore the public safety and character of our neighborhood.

After we receive that list, our neighborhood coalition will put together a list of times/days we can collectively meet during the week of April 13.

Thanks,

Kim and Jim Ratcliff
cc: Farley Road Neighborhood Coalition

On Fri, Apr 3, 2026 at 1:10 PM Razi Mohiuddin <[REDACTED]> wrote:
Dear Kim,

I wanted to follow up on the hearing from Tuesday, as the Commission requested we pursue mediation before the follow-up meeting on April 22. I'd like to propose the following:

- **Mediator:** We jointly select a mediator and split the cost equally. I'd ask that you identify 2–3 mediators with RLUIPA experience, and we'll do the same. Please also request their rates so we can make a decision together.
- **Follow-up Meeting:** While we work on mediator selection, I'd like to propose we meet again one weekday evening at 6 PM. Please suggest some evenings that work for you and the neighborhood group.
- **Agenda:** We'd like to continue the discussion from last time and hear everyone's ideas. As we've said, our prayer times follow sunrise and sunset – that's not something we control – and the facility's capacity was established when this property was originally approved as a place of worship. Those aren't areas where we have flexibility. But we believe there are meaningful steps we can take around traffic management, parking, lighting, landscaping, and other operational practices to be good neighbors.

If you could get back to me by the end of the weekend, that would help us stay on track.

Thanks,

Razi

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