



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 04/08/2026

ITEM NO: 2

**DRAFT
MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING
MARCH 31, 2026**

The Planning Commission of the Town of Los Gatos conducted a regular meeting in person.

MEETING CALLED TO ORDER AT 6:00 PM

ROLL CALL

Present: Chair Kendra Burch, Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Rob Stump.
Absent: Commissioner Emily Thomas

PLEDGE OF ALLEGIANCE

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

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Bert the Cop

Attorney Whelan clarified that the original meeting was noticed for March 25, 2025, that meeting was continued to a date certain of March 31, 2026, and there was no legal requirement to re-notice the meeting.

PUBLIC HEARINGS

1. 16769 Farley Road

Conditional Use Permit Application U-24-010

APN 424-21-062

Applicant: Razi Mohiuddin

Property Owner: West Valley Muslim Association, Osmar Ghafoor, President

Project Planner: Jocelyn Shoopman

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. Categorically exempt pursuant to CEQA Guidelines Section 15301: Existing Facilities.

Jocelyn Shoopman, Senior Planner, provided a brief presentation.

Chair Burch opened Public Comment.

The following individuals spoke on this item:

1. Rebecca Garza
2. Louise Leprohon
3. Truc Dam
4. Brad Kerst
5. Andrea Shelton on behalf of Eunice Kim
6. Margaret Kwami
7. Yasmine Darayan
8. Rich Stephens
9. Bill Hoeft
10. Mary Hogan
11. Greg Slack
12. Scott Hepworth
13. Lynley
14. Lee Quintana
15. Margaret Kramer
16. Mindy Wellington on behalf of Rusty Dehorn
17. Erica Hagelberg
18. Faisal Yazadi
19. Ammar Khan
20. Ali Miano
21. Kim Lee
22. Fatima
23. Razi Mohiuddin (Applicant)

Chair Burch closed Public Comment.

Planning Commission asked questions of staff.

(Video time: 3:38:48)

MOTION: **Motion by Vice Chair Barnett** to approve 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) for 16769 Farley Road, subject to modified conditions of approval.

The motion was not seconded.

(Video time: 3:42:57)

MOTION: **Motion by Commissioner Stump** to continue the public hearing to a date certain in June 2026, to allow for the applicant and neighborhood to complete voluntary mediation and report back to the Planning Commission with additional information.

Chair Burch re-opened Public Comment.

The following individuals spoke on this item:

1. Razi Mohiuddin (Applicant)
2. Jim Ratcliff

Chair Burch closed Public Comment.

Planning Commission asked questions of staff.

The motion was not seconded.

(Video time: 3:50)

MOTION: **Motion by Commissioner Stump** to continue the public hearing to a date to be determined in June 2026, to allow for the applicant and neighborhood to complete voluntary mediation, with a mediator who is experienced in RLUIPA (Religious Land Use and Institutionalized Persons Act) and report back to the Planning Commission with additional information. The applicant shall pay the cost of the mediation.

Chair Burch re-opened Public Comment.

The following individuals spoke on this item:

1. Razi Mohiuddin (Applicant)
2. Member of the Neighborhood

Chair Burch closed Public Comment.

Planning Commission discussed the item.

Chair Burch re-opened Public Comment.

The following individual spoke on this item:

1. Member of the Neighborhood

Chair Burch closed Public Comment.

Planning Commission asked questions of staff.

The motion was Seconded by Commissioner Burnett.

Planning Commission discussed the item.

(Video time: 3:57:50)

MOTION: **Motion by Commissioner Stump** to continue the public hearing for 16769 Farley Road to a date certain to allow the two parties to discuss the possibility of mediation. **Seconded by Commissioner Sordi.**

Planning Commission discussed the item.

The maker of the motion amended the motion to include the date certain of April 22, 2026.

The seconder of the motion accepted the amendment to the motion.

VOTE: Motion passed unanimously.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

None.

ADJOURNMENT

The meeting adjourned at 10:01 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the March 31, 2026, meeting as approved by the Planning Commission.

/s/ Vicki Blandin