



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION SPECIAL MEETING
MAY 21, 2026**

The Planning Commission of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Vice Chair Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Adam Mayer, Commissioner Joseph Sordi, and Commissioner Rob Stump.

Absent: Chair Kendra Burch, and Commissioner Emily Thomas.

Vice Chair Barnett stated that Commissioner Thomas had recused herself from participating in the special public hearing for 16769 Farley Road due to proximity of her residence to the subject site.

PLEDGE OF ALLEGIANCE

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

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Lee Quintana
2. Michele S.
3. Kim Ratcliff
4. Jim Ratcliff
5. Mary Hogan
6. Courtney Bui
7. Member of the Public
8. Razi Mohiuddin

PUBLIC HEARINGS

2. 16769 Farley Road

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. Exempt pursuant to California Environmental Quality Act Guidelines Section 15301: Existing Facilities. Continued from the May 13, 2026 Planning Commission meeting.

Commissioner Stump disclosed that he had received a direct email from Mary Hogan, a Farley Road neighbor, entitled “Parking Space Per Seats.” He did not read the email and did not respond to any of the email’s content; however, he did respond to Ms. Hogan stating he was unable to comment or answer her questions.

Vice Chair Barnett disclosed that Mr. Javed Ellahie has attended public hearings and spoken, and Mr. Ellahie was a law school classmate and during their respective legal practices they had occasion to speak; however, they have spoken on no matters other than private matters unrelated in any way to 16769 Farley Road, and in no way would that affect his opinion at this hearing.

Planning Commission asked questions of staff.

(Time Stamp 00:45:20)

MOTION: **Motion by Vice Chair Barnett** to approve the application 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, in addition to the resolution in Exhibit 47 and to the modified conditions of approval in Exhibit 47, Attachment A, with certain changes relating to the RLUIPA findings: 1) Change all references to night and day; 2) Add the following language: “The conditions addressing serious vehicle and pedestrian safety risks in the neighborhood, and those crafted to mitigate material sound and light pollution adversely affecting the lives of certain neighbors do not require significant costs to the mosque and are the least expensive means to address the compelling Town’s governmental interests in neighborhood preservation and protection as set forth in Land Use Element with the General Plan; 3) At the end of the resolution paragraph which ends with “single-family residence,” add, “traffic and pedestrian safety issues affecting the larger neighborhood, more particularly identified in

paragraphs I-V"; and 4) In the resolution on page 5 are subparagraphs I-V. In subparagraph I add conditions of approval #12 and #30. In subparagraph II add conditions of approval #10 through #13, and #23, #25, and #27. 5. In condition of approval #23, line 2, delete "parking attendants" for reasons the Planning Commission discussed based on the code. **Seconded by Commissioner Stump.**

(Time Stamp 00:50:32)

MOTION: **Alternative Motion by Commissioner Stump** to revise the original motion to note the number of onsite parking spaces by revising the first sentence of condition of approval #26, parking lot expansion to read, "The applicant shall provide at least 180 parking spaces." The second sentence shall begin with, "An application proposing additional parking spaces shall be submitted..." and carries on to the remainder of the existing first sentence. **Seconded by Vice Chair Barnett.**

Commissioners discussed the item.

(Time Stamp 00:56:18)

Commissioner Stump requested the original motion be amended to as follows: 1) Condition of approval #24, Driveway Operations, the last sentence that reads, "The applicant is authorized to remove the Right Turn Only sign at the end of the egress driveway," shall be changed to, "The applicant is *required* to remove the Right Turn Only sign and install a Left Turn Only sign; 2) Condition of approval #15, Lot Closure Rule, pertains to the parking requirements for people living onsite and guests. Condition of approval #20 (a)(b), at the end of the sentence that states, "...for use by the leader's quarters occupants," shall be added "or their guests." That then shall be eliminated from condition of approval #15; and 3) Condition of approval #18, at the end of the sentence, "Food vendors associated with events shall be located at least 20 feet from the property line..." shall be added "abutting residences."

The maker of the original motion accepted the amendments to the motion.

The maker of the original motion amended the motion to change condition of approval #28, Landscape Plantings, line 2, which refers to perimeters and fences, shall be "adjacent to residences," which is the same language that is in line 4.

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

VOTE: **Motion passed 4-1 with Commissioner Burnett dissenting.**

Commissioners discussed the item.

ADJOURNMENT

The meeting adjourned at 8:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the May 21, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin