



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

**MINUTES OF THE PLANNING COMMISSION MEETING
APRIL 22, 2026**

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

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

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

Absent: None.

PLEDGE OF ALLEGIANCE

Vice Chair Barnett led the Pledge of Allegiance. The audience was invited to participate.

VERBAL COMMUNICATIONS

The following individuals spoke during Verbal Communications.

1. Member of the Public

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes – April 8, 2026**

(Video Time: 10:22)

MOTION: Motion by Commissioner Sordi to approve adoption of the Consent Calendar. **Seconded** by Commissioner Stump.

Vice Chair Barnett disclosed that he had not attended the April 8, 2026 Planning Commission meeting, but had watched a video of the proceedings.

VOTE: Motion passed 6-0 with Commissioner Thomas abstaining.

PUBLIC HEARINGS

2. 17445 Zena Avenue (17400 Wedgewood Avenue and 14595 Clearview Drive)

Architecture and Site Application S-25-044

APN 409-31-001

Applicant: Andy Kimball

Property Owner: Clearview Golf Associates LLC

Project Planner: Ryan Safty

Consider a request for approval to demolish existing maintenance buildings, construct new maintenance buildings, and site work requiring a Grading Permit for the La Rinconada Golf Course on property zoned RC. Categorically exempt pursuant to CEQA Guidelines, Sections 15303: New Construction, and 15301: Existing Facilities.

Ryan Safty, Associate Planner, presented the staff report.

Planning Commission asked questions.

Chair Burch Opened Public Comment.

The following individuals spoke on this item:

1. Andy Kimball (Applicant)

Chair Burch closed Public Comment.

(Video Time: 18:13)

MOTION: **Motion by Commissioner Burnett** to approve an Architecture and Site Application for 17455 Zena Avenue (17400 Wedgewood Avenue and 14595 Clearview Drive). **Seconded by Commissioner Sordi.**

Commissioners discussed the item.

VOTE: **Motion passed unanimously.**

2. 16769 Farley Road

APN 424-21-062

Property Owner: West Valley Muslim Association, Osmar Ghafoor, Pres.

Applicant: Razi Mohiuddin

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.

Commissioner Thomas indicated she would recuse herself from participating in the public hearing for 16769 Farley Road due to proximity of her residence to the subject site.

Jocelyn Shoopman, Senior Planner, presented a brief update on the item.

Planning Commission asked questions.

(Video Time: 26:30)

MOTION: **Motion by Commissioner Stump** to reopen public comment to allow the applicant and a Farley Road Neighborhood Coalition representative to update the Commission on its recommendation that the parties agree to mediation. **Seconded by Commissioner Mayer.**

VOTE: **Motion passed 4-2 with Chair Burch and Vice Chair Barnett dissenting.**

Chair Burch Reopened Public Comment.

The following individuals spoke on this item:

1. Razi Mohiuddin
2. Farley Road Neighborhood Coalition representative

Chair Burch closed Public Comment.

(Video Time: 33:42)

MOTION: **Motion by Commissioner Stump** to reopen public comment to allow the Planning Commission to ask additional questions of the applicant relevant to the Conditional Use Permit under consideration. **Seconded by Commissioner Burnett.**

VOTE: **Motion passed 4-2 with Chair Burch and Vice Chair Barnett dissenting.**

Chair Burch reopened public comment.

Planning Commission asked questions of the applicant and staff.

Chair Burch closed public comment.

Planning Commission asked questions.

(INTERMISSION)

Planning Commission questions continued.

(Video Time: 1:25:24)

MOTION:

Motion by Vice Chair Barnett to approve the draft resolution, Exhibit 2 of the original staff report at pages 23-26, which includes the required findings to grant the request to modify the existing use permit for extended hours of operation, including the findings required for CEQA for compliance with the zoning regulations and findings required for a Conditional Use Permit. Approval of this resolution constitutes approval of the application subject to the conditions found in Attachment A, at pages 27-31 of the staff report. Additionally, it is moved that the following conditions of approval and modifications be added:

1. Condition 17 concerning the driveway operation be amended by adding that the applicant may remove the right turn only sign at the end of the driveway.
2. The applicant provide contact information for multiple board members and staff at all times and explore setting up a single phone number that routes all of them to neighbors inquiries, comments, and complaints. The contact information shall be posted on the applicant's website.
3. The applicant shall submit its application for the parking lot expansion referenced in the staff report within six months and complete construction within one year. The parking improvements shall add at least 23 parking spaces. Additionally, within six months the parking lot shall be repaired so that cracks, bumps, or other anomalies do not contribute to noise generation during the passing of vehicles. Thereafter the parking lot shall continue to be maintained to avoid conditions resulting in such noise generation.
4. The applicant shall within one year complete its application process to construct a door for the purpose of allowing pedestrian ingress and egress without walking through the parking lot and complete such construction within that one year.
5. Condition F #21 be amended to require notice that the specified calendar provide at least 60 days' notice in advance of events and activities.

6. The applicant shall submit to staff within six months an application for a fence height exception for the purpose of adding two feet to the height of the fences around the perimeter of the property for the purpose of mitigating noise and light pollution.
7. The applicant shall plant a hedge row adjacent to all of its perimeter fences or alternatively plant a variety of native trees and shrubs for the purpose of sound and light mitigation. The specific plants and box size at the time of planting shall be based on discussions with the applicant and staff. The objective of these plantings is that they be maintained at a height of eight feet.
8. That only the interior of the lot be used for food vendors.
9. Compliance with the conditions of approval shall be annually reviewed by the Planning Commission.
10. Staff request County Fire to confirm the occupancy limit for the mosque and evaluate whether its present and proposed uses as described in the application, in the staff report and during the hearings for this application is or is not in compliance with the occupancy limit. And further that staff request County Fire to provide a written report concerning traffic safety on Farley Road and the surrounding streets during Ramadan observances.
11. The applicant provide a written notice for the congregants in the window of five to 10 days prior to events anticipated to draw 100 or more persons, reminding them of the speed limit on Farley Road and neighboring streets and the recommendation for carpooling and to avoid speaking or otherwise generating noise while using public streets for ingress and egress, car beeps from locking and unlocking doors are exempted as are the opening and closing of car doors. Additionally, activities that may be related to funerals are exempted from the requirement of notice to the congregants for this condition.
12. 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.
13. There be no amplified sound outside of the buildings constituting the mosque.
14. Deliveries be limited to Monday through Friday, 8:00 am to 6:00 pm.
15. The noise ordinances of the Town of Los Gatos are specifically adopted as conditions in the CUP.
16. The applicant consider the use of the portable plantings beds and screening as proposed by Mr. Zayn Zaafran's letter of April 20, 2026, which was distributed by staff yesterday.

Seconded by Chair Burch.

Chair Burch requested the motion be amended as follows:

1. I don't know if Condition #17 is the correct one for this, but as far as vehicle traffic and driveway operations, I would like to as part of the traffic plan put together specifically for high volume events that consideration be made to ensure the ingress and egress of neighboring driveways is considered and people are allowed ingress and egress of their homes.
2. Specify that the shrubs or hedges are three gallons or larger to ensure that initial plantings are large and the plants selected grow two to four feet per year.
3. Modify Condition #20 to make sure that light intrusion with the property directly across from the facility is addressed by the applicant working with that neighbor to provide plantings or moveable planting barriers or something to reduce headlight intrusion into their home.

The Maker of the Motion accepted the amendments to the motion.

Commissioners discussed the item.

Commissioner Stump requested the motion be amended as follows:

1. Amend Condition #13c to add that lights during the night will be at the minimum level to ensure that there is no brighter allowed during the night.
2. Amend Condition #15 to add wording, training by the police, if available.
3. Amend Condition #19 to use the term sound dampening.
4. Amend Condition #20 to obscure the vehicle headlights with privacy mesh or wind screen and then today we did receive a very unique proposal from a member of the mosque that showed a planter with effectively the same material that I'm talking about with the wind screen that would obscure lights from going through and I think would just be rolled into place. Either one of those options until shrubbery or other actions will remove headlights from going through, penetrating fencing to neighbor's yards.

Commissioners discussed the item.

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

Commissioners discussed the item.

(Video Time: 1:50:54)

MOTION:

Alternative Motion by Commissioner Stump to add to Vice Chair Barnett's motion and accepted amendments, with the following additions:

1. Condition of Approval 13, Noise Mitigation, be amended as follows: during quiet hours, which encompasses two of the prayer services, there be attendance ceilings. During general hours: Fajr prayer service = 75 participants on weekdays and 125 participants on weekends.

Isha prayer service = 125 participants on weekdays and 250 participants on weekends. During seasonal late hours: Fajr prayer service = 175 participants. Isha prayer service during Ramadan = maximum facility occupancy.

Seconded by Commissioner Burnett.

Planning Commission asked questions.

Commissioners discussed the item.

Commissioner Burnett requested the alternative motion be amended as follows: the number of attendees shall be limited by how much the parking lot can hold both onsite and in an offsite leased parking area.

The maker of the original motion did not accept the amendment to the motion.

The maker of the alternative motion did not accept the amendment to the motion.

Commissioners discussed the item.

Planning Commission asked questions.

The maker of the alternative motion amended the motion as follows: Attendance ceilings during general hours: Fajr prayer service is limited to on-site parking. Isha prayer service is limited to on-site and leased off-site parking. Attendance ceilings during seasonal late hours: Fajr prayer service is limited to on-site parking and leased off-site parking. Isha prayer service during Ramadan is limited to on-site parking and leased off-site parking.

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

Commissioners discussed the item.

Planning Commission asked questions.

VOTE: Original motion tied 3-3 with Commissioners Sordi, Mayer, and Burnett dissenting.

VOTE: Alternative motion tied 3-3 with Chair Burch, Vice Chair Barnett, and Commissioner Mayer dissenting.

(INTERMISSION)

(Video Time: 2:54:23)

MOTION: **Motion by Commissioner Stump** to accept the contents of the original motion with the addition of prayer service maximum attendance tied to parking. Attendance ceilings during general hours: Fajr prayer service is limited to current onsite parking of 180 spaces. Isha prayer service is limited to current onsite parking of 180 spaces. Attendance ceilings during seasonal late hours: Fajr prayer service is limited to on-site parking of 180 spaces. Isha prayer service during Ramadan is limited to the mosque's maximum occupancy.

The maker of the original motion accepted the amendments to the contents of the original motion to be utilized in the current motion.

Commissioners discussed the item.

Seconded by Commissioner Sordi.

Planning Commission asked questions.

Attorney Whelan requested the motion be amended as follows: Condition of Approval 13, Noise Mitigation, shall state with respect to amplified music, "No amplified sound except as allowed by the Town Code."

VOTE: **Motion passed unanimously.**

Chair Burch announced that agenda Item 4, Workplan for Historic Preservation Committee, would be continued to a future Planning Commission meeting.

(Video Time: 3:04:17)

MOTION: **Motion by Commissioner Stump** to continue the public hearing for 16769 Farley Road to the May 13, 2026 Planning Commission meeting for staff to bring back a revised resolution and conditions of approval. **Seconded by Commissioner Sordi.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

3. Workplan for Historic Preservation Committee

Discuss the Town Council's direction on the Workplan for the Historic Preservation Committee and the evaluation process used to determine the significance of pre-1941 residences. The Planning Commission's discussion is not considered a project under the adopted guidelines for the implementation of the California Environmental Quality Act.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Joel Paulson, Director of Community Development

- None.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Presentation Committee

Commissioner Burnett

- HPC met 4/22/26 to consider four items.

ADJOURNMENT

The meeting adjourned at 10:05 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the April 22, 2026 meeting as approved by the Planning Commission.

/s/ Vicki Blandin

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