

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MARCH 11, 2020
110 EAST MAIN STREET
LOS GATOS, CA**

*Melanie Hanssen, Chair
Kathryn Janoff, Vice Chair
Mary Badame, Commissioner
Jeffrey Barnett, Commissioner
Kendra Burch, Commissioner
Matthew Hudes, Commissioner
Reza Tavana, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please complete a “speaker’s card” and return it to the Staff Liaison. If you wish to speak to an item NOT on the agenda, you may do so during the “verbal communications” period. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

Effective Proceedings: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town’s meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk’s Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
 - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
 - For inclusion in any Addendum: by 11:00 a.m. the Monday before the meeting
 - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

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Live and Archived Planning Commission meetings can be viewed by going to:

<https://www.kcat.org/government-meetings>

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

**TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
MARCH 11, 2020
7:00 PM**

MEETING CALLED TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the public or Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda)*

1. Approve February 26, 2020 Planning Commission Meeting Minutes

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association), located at **16769 Farley Road** (APN 424-21-062). Conditional Use Permit Application U-20-001. Property Owner: West Valley Muslim Association. Applicant: Javed Khan.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time)*

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/11/2020

ITEM NO: 1

**DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
FEBRUARY 26, 2020**

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, February 26, 2020, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 P.M.

ROLL CALL

Present: Chair Melanie Hanssen, Vice Chair Kathryn Janoff, Commissioner Mary Badame, Commissioner Jeffrey Barnett, Commissioner Kendra Burch, Commissioner Matthew Hudes, and Commissioner Reza Tavana.

Absent: None.

PLEDGE OF ALLEGIANCE

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

VERBAL COMMUNICATIONS

None.

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

1. Approval of Minutes – January 8, 2020

MOTION: Motion by **Commissioner Hudes** to approve adoption of the Consent Calendar, as amended. **Seconded by Commissioner Barnett.**

VOTE: Motion passed unanimously.

PUBLIC HEARINGS

2. Recommend a Preferred Land Use Alternative Framework for the General Plan Update to the Town Council

Jennifer Armer, Senior Planner, presented the staff report.

Rick Rust, Mintier Harnish, provided a PowerPoint presentation.

Opened Public Comment.

Kimberly Bryan

- She is alarmed at the delta she sees between the current Town and the potential buildings that were put forth with Plan C. Housing choices such as duplexes, fourplexes, tiny houses, etc., are a much better fit for Los Gatos to find more areas in Town to accommodate these structures. She encouraged the Planning Commission to support Option B and see what happens with property owners being able to have secondary units on their properties.

Lee Fagot

- Going to 45 feet downtown with retail at the bottom and housing above makes sense. The argument on both sides regarding the project at Los Gatos Boulevard and Shannon Road shows the importance of finding the right heights and setbacks that would provide guidance for future developers and to keep the look and feel of Los Gatos.

Jan Murray

- She lives near a development at Union Avenue and Blossom Hill that the Planning Commission recommended against and the Town Council overrode that recommendation. Those homes do not meet the mass, bulk, height, and character of the Town and are elevated. Good intentions get modified when the developers come in and offer incentives to deviate.

Emerald Hathaway

- Los Gatos is a beautiful Town and she feels badly when she reads they are going to try to change the Town into four-story buildings along Los Gatos Boulevard, because it doesn't make any sense. It should be easy to add 2,000 dwellings without putting in four-story buildings because Los Gatos is not designed for that, and while the Town wants diversity they do not want to destroy the Town in trying to be so diverse.

Mark Grimes

- He has read about the number of additional cars that would be added based on the assumption that more people would start to use public transportation and asked what factors were used to come up with that assumption?

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to recommend Land Use Alternative C as included in Exhibit 11. **Seconded by Vice Chair Janoff.**

Commissioner Barnett requested the motion be amended to footnote in the motion that further review, analysis, and modification is anticipated.

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

The Seconder of the Motion accepted the amendment to the motion.

Commissioners discussed the matter.

VOTE: Motion passed unanimously.

3. Forward a Recommendation to the Town Council for Approval of the Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Family Daycare Home Regulations, Town Wide.

Town Code Amendment Application A-20-002

Applicant: Town of Los Gatos

Diego Mora, Assistant Planner, presented the staff report.

Opened and Closed Public Comment.

MOTION: Motion by Commissioner Burch to forward a recommendation to Town Council for approval of Town Code Amendment Application A-20-002, amendments to Chapter 29 (Zoning Regulations) of the Town Code regarding family daycare home regulations. **Seconded by Commissioner Badame.**

VOTE: Motion passed unanimously.

4. Forward a Recommendation to the Town Council for Approval of the Amendments to Chapter 29 (Zoning Regulations) of the Town Code Regarding Accessory Dwelling Units, Town Wide.

Town Code Amendment Application A-20-001

Applicant: Town of Los Gatos

Sally Zarnowitz, Planning Manager, presented the staff report.

Opened Public Comment.

Jennifer Kretschmer, AIA

- She addressed the decision to not allow ADUs in front of primarily residences because the state requires cities and towns to allow existing buildings to be converted into ADUs. In Los Gatos there are many older homes small enough to be considered an ADU, and rather than see those smaller homes demolished in order to build a larger home and then put an ADU

in the back she proposed the existing structure to be allowed to be a detached ADU in front of a primary residence. She said the current amendments allow for setbacks of 4 feet, but 3 feet would still comply with building codes with space to go around the structure and therefore leave more open space in the yards of properties if the detached ADU is pushed all the way toward the back of the property and still allows for preventative fire measures.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Badame** to forward a recommendation to Town Council for approval of Town Code Amendment Application A-20-001, approval of the amendments to Chapter 29 (Zoning Regulations) of the Town Code required to conform to the new State law regarding Accessory Dwelling Units, subject to changes as recommended by Commissioner Barnett. **Seconded by Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** based on the diagram shown by staff, to forward a recommendation to Town Council to adopt the options to allow a junior ADU with an attached ADU or to allow a junior ADU within a detached ADU or accessory structure, and note the conversation regarding configuration of square footage. **Seconded by Commissioner Tavana.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Hudes** to forward a recommendation to Town Council to not adopt the option to allow the creation of ADUs in front of historic resources. **Seconded by Commissioner Badame.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to forward a recommendation to Town Council to not adopt the option to allow attached ADU minimum rear and side setbacks of 4 feet. **Seconded by Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

Commissioners discussed the matter.

MOTION: **Motion by Commissioner Burch** to forward a recommendation to Town Council to not adopt the option to allow the addition of an ADU to an existing second story of a primary dwelling that is an historic resource. **Seconded by Commissioner Hudes.**

VOTE: **Motion passed unanimously.**

OTHER BUSINESS

5. Report from the Director of Community Development

Joel Paulson, Director of Community Development

- Town Council met February 18, 2020: adopted the streamlining modifications previously considered by the Planning Commission; discussed vehicle miles traveled (VMT) and will work with Fehr & Peers who will come up with substantial evidence to create the Town's own VMT metrics because it is unlikely the Town could meet the state's recommended threshold.
- Reach codes adopted by the Council went into effect February 21, 2020, after being approved by the California Energy Commission.
- The General Plan Advisory Committee will meet twice monthly to look at individual elements beginning March 5, 2020 when it will consider the Open Space Parks, and Recreation Element.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee

Commissioner Hudes

- The HPC met February 26, 2020 and considered three items:
 - 251 Littlefield Lane
 - 15946 Cerro Vista Drive
 - 253 West Main Street
 - 15946 Cerro Vista Drive

Conceptual Development Advisory Committee

Community Development Director Paulson

- The CDAC meet February 12, 2020 and considered one item:
 - o 16195 George Street, looking at four detached condos.

Commission Matters

None.

ADJOURNMENT

The meeting adjourned at 9:51 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the February 26, 2020 meeting as approved by the Planning Commission.

/s/ Vicki Blandin



**TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT**

MEETING DATE: 03/11/2020

ITEM NO: 2

DATE: March 6, 2020
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Requesting approval of a modification to an existing Conditional Use Permit for expanded hours of operation in an institution for religious observance (West Valley Muslim Association), located at **16769 Farley Road** (APN 424-21-062). Conditional Use Permit Application U-20-001. Property Owner: West Valley Muslim Association. Applicant: Javed Khan.

RECOMMENDATION:

Approval, subject to the recommended Conditions of Approval.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: Single-Family Residential, R-1:8
Applicable Plans & Standards: General Plan
Parcel Size: 0.21 acres
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8

PREPARED BY: Diego Mora
Assistant Planner

Reviewed by: Planning Manager and Community Development Director

PAGE 2 OF 5

SUBJECT: 16769 Farley Road/U-20-001

DATE: March 6, 2020

CEQA:

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

FINDINGS:

- The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.
- As required by Section 29.20.190 of the Town Code for granting approval of a Conditional Use Permit application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

On January 10, 1990, the Planning Commission approved a Conditional Use Permit (U-89-11) to allow the improvement and expansion of an existing institution for religious observance facility (Exhibit 4).

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject site, located at 16769 Farley Road approximately 700 feet west of Los Gatos Boulevard, is currently used for religious observance. The adjacent properties on all sides are zoned R-1:8 (Exhibit 1).

B. Project Summary

The applicant is requesting approval of a Conditional Use Permit (CUP) modification for expanded hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the religious service month of Ramadan.

When reviewing a CUP, the deciding body should consider the information in the applicant's Written Description (Exhibit 5); however, the key consideration should be the proposed use

PROJECT DESCRIPTION (continued):

since the CUP runs with the land and the operational details can change from owner to owner.

C. Zoning Compliance

Pursuant to Town Code, the proposed use is an institution for religious observance, which is allowed in the R-1:8 zone, subject to the approval of a CUP. Section 29.20.750(8) of the Town Code (Zoning Regulations) requires Planning Commission consideration of CUPs not assigned to the Development Review Committee or Town Council.

DISCUSSION:

A. Conditional Use Permit Application

The applicant proposes to expand the hours of operation from 10:00 p.m. to 11:00 p.m., for 30 days annually during the religious service month of Ramadan. The applicant has provided a Written Description (Exhibit 5) describing operational details for the proposed use.

The applicant indicates that the service month of Ramadan changes based on the lunar calendar. For the year 2020, Ramadan will be from April 23, 2020 to May 23, 2020. Ramadan prayer services begin at 8:30 p.m., with an anticipated 10 to 25 members using the facility. The applicant is requesting expanded hours of operation from 10:00 p.m. to 11:00 p.m., to allow participants and West Valley Muslim Association members to attend the prayer service.

B. Traffic and Parking

The site is currently used for religious observance and there would be no increase in traffic impacts or required parking.

C. Conditional Use Permit Findings

In order to grant approval of a CUP, the deciding body must make the following findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare; and
2. The proposed use would not impair the integrity and character of the zone; and
3. The proposed use would not be detrimental to public health, safety, or general welfare; and

DISCUSSION (continued):

4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

With regards to the first finding, the use will continue providing a facility for religious observance to which members have grown accustomed. With regards to the second finding, the use will not impair the integrity of the zone because limitations will be placed in the conditions of approval to preserve the character of the residential zone. With regards to the third finding, the use will not be detrimental to public health safety or general welfare because the conditions of approval will address any potential impacts. With regards to the final finding, the proposed use meets the objectives of the General Plan and Town Code as discussed within this report.

D. General Plan

Institutions for religious observance are distributed throughout the Town. The use is consistent with the Low Density Residential General Plan land use designation for the property with the approval of a CUP. The proposed project would have no exterior impacts, maintaining the small-town, residential scale and natural environments of adjacent residential neighborhoods.

The goals and policies of the 2020 General Plan applicable to this project include, but are not limited to:

- Policy LU-6.2 - Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.
- Action LU-6.2 - The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on an as-needed basis for any adverse impacts, nuisances, or any required modifications.

E. CEQA Determination

The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. At the time of this report's preparation, the Town has not received any public comments.

CONCLUSION:

A. Summary

The applicant is requesting approval of a modification to an existing CUP for expanded hours of operation from 10:00 p.m. to 11:00 p.m., in an existing institution for religious observance, for 30 days annually during the religious service month of Ramadan.

No change in use or additional square footage is proposed; therefore, there will be no increase in traffic impacts or required parking. The proposed use would be in conformance with the Town Code and is consistent with the General Plan.

B. Recommendation

Based on the analysis above, staff recommends approval of the CUP subject to the recommended conditions of approval (Exhibit 3). If the Planning Commission finds merit with the proposed project, it should:

1. Make the finding that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town (Exhibit 2); and
2. Make the findings as required by Section 29.20.190 of the Town Code for granting approval of a CUP (Exhibit 2); and
3. Approve CUP modification application U-20-001 with the conditions of approval attached in Exhibit 3.

C. Alternatives

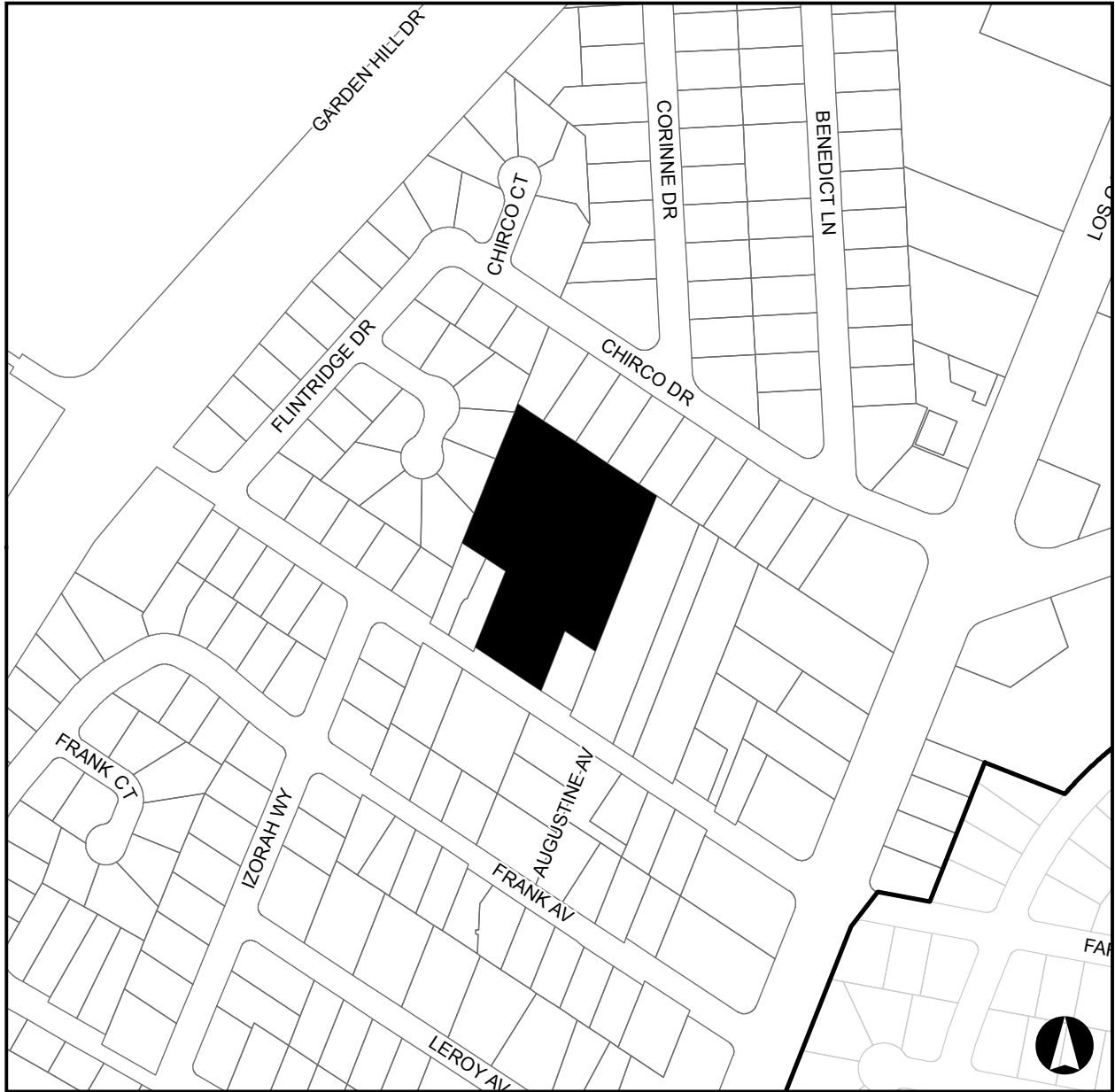
Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

Exhibits:

1. Location Map
2. Required Findings for Conditional Use Permit
3. Recommended Conditions of Approval
4. Existing Conditional Use Permit (U-89-11)
5. Written Description

16769 Farley Road



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PLANNING COMMISSION – March 11, 2020
REQUIRED FINDINGS FOR:

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.

PROPERTY OWNER: West Valley Muslim Association

APPLICANT: Javed Khan

FINDINGS

Required Finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of California Environmental Quality Act, Section 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will continue providing a facility for religious observance to which members have grown accustomed; and
2. The proposed use would not impair the integrity and character of the zone because limitations will be placed in the conditions of approval to preserve the character of the residential zone; and
3. The proposed use would not be detrimental to public health, safety, or general welfare because the conditions of approval will address any potential impacts; and
4. The proposed use of the property is in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code.

EXHIBIT 2

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Planning Commission –March 11, 2020
CONDITIONS OF APPROVAL

16769 Farley Road
Conditional Use Permit Application U-20-001

Requesting approval of a modification to 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. APN 424-21-062.

PROPERTY OWNER: West Valley Muslim Association

APPLICANT: Javed Khan

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. LAPSE FOR DISCONTINUANCE: If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. CERTIFICATE OF USE AND OCCUPANCY: A Certificate of Use and Occupancy must be obtained prior to commencement of use.
5. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
6. COMPLIANCE MEMEMORANDUM: A memorandum, in compliance with standard Town practice, shall be prepared and submitted with the building permit detailing how the conditions of approval will be addressed.
7. USE: Maintain an existing Church facility
8. ~~A Tree Removal Permit is to be obtained prior to the issuance for a Building Permit.~~
9. The leaders' quarters shall not be allowed for any use other than living quarters for ministers leaders associated with the church facility institution.
10. HOURS: Maximum H hours of operation shall not extend past 10:00 p.m. except for 30 days during religious service for the month of Ramadan which hours of operation shall not extend past 11:00 p.m.

EXHIBIT 3

11. Windows on the west elevation shall remain closed.
12. ~~The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.~~
13. ~~Final drainage driveway plan to be provided.~~
14. ~~An Encroachment Permit shall be obtained for any work in the public right of way.~~



TOWN of LOS GATOS
PLANNING DEPARTMENT
(408) 354-6872

286-1348

786 6757
KEN PRISTON

January 25, 1990

Keith Marshall
257 Las Miradas Drive
Los Gatos, CA 95030

- RE: 16769 Farley Road
- a. Conditional Use Permit Application U-89-11
 - b. Architecture and Site Application S-89-53

Requesting permission to maintain an existing church facility, to remove existing and rebuild a caretaker's unit, construct library and hallway addition and to make other miscellaneous building, parking and landscaping modifications.

PROPERTY OWNER: Los Gatos Congregation of Jehovah's Witnesses, Inc.
APPLICANT: Keith Marshall

The Town of Los Gatos Planning Commission, at its meeting of January 10, 1990, approved the above application subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR:

1. A Tree Removal Permit is to be obtained prior to the issuance of a Building Permit.
2. The ministers' quarters shall not be allowed for any use other than living quarters for ministers associated with the church facility.
3. Hours of Operation shall not extend past 10:00 p.m.
4. Windows on the west elevation shall remain closed.
5. The new fence on the easterly side of the property shall be of the same type of redwood as currently exists there now.

Keith Marshall
16769 Farley Road/S-89-53
January 25, 1990 - Page 2

TO THE SATISFACTION OF THE TOWN ENGINEER:

6. Final drainage driveway plan to be provided.
7. An Encroachment Permit shall be obtained for any work in the public right-of-way.

If you have any questions, please contact Kirk Heinrichs of this department.



Lee E. Bowman
Planning Director

LEB:smk

cc: Los Gatos Congregation of Jehovah's Witnesses, Inc.,
Development Review Committee (7)

PC ACT 4

WRITTEN DESCRIPTION OF PROPOSED PROJECT for WVMA Conditional Use Permit

The West Valley Muslim Association of Los Gatos would like to request a conditional use permit to allow for use of facility till 11 PM for 30 days annually. This is to accommodate religious services for the month of Ramadan which is based on the lunar calendar. As of 2020 Ramadan will be from April 23rd till May 23rd will be approximately 2 weeks earlier the following year. Prayer services for the month of Ramadan would begin at approximately 8:30 PM and we would like to request use of the facility until 11 PM. This is to allow remaining members of the congregation to finish services and leave the facility. We anticipate between 10 to 25 members using the facility until 11 PM for Ramadan. As service begins at 8:30 PM no new members will be arriving past 9 PM and the conditional use permit is to allow the use of the facility from 10 PM till 11 PM allowing WVMA members to finish prayer service and exit facility.

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