

*****Please note, staff reports and supportive materials will be available at least 72 hours in advance of the hearing. *****

TOWN OF WOODSIDE
2955 WOODSIDE ROAD
WOODSIDE, CA 94062

*****SPECIAL PLANNING COMMISSION MEETING*****

PLANNING COMMISSION AGENDA

January 14, 2026

6:00 P.M.

MEMBERS OF THE PUBLIC THAT WISH TO ATTEND AND/OR PARTICIPATE IN A MEETING MAY DO SO IN PERSON OR BY JOINING THE ZOOM MEETING [HTTPS://US02WEB.ZOOM.US/J/86068472736](https://us02web.zoom.us/j/86068472736) PUBLIC COMMENTS WILL BE ACCEPTED BOTH IN PERSON AND VIA ZOOM MEETING. ANY EMAILS SENT TO JPAPING@WOODSIDECA.GOV PRIOR TO 5:00 P.M. ON THE DATE OF THE HEARING WILL BE PROVIDED TO THE PLANNING COMMISSION PRIOR TO THE MEETING.

IN THE EVENT THAT ANY MEMBER OF THE COMMISSION PARTICIPATES IN A MEETING BY TELECONFERENCE OR VIDEO CONFERENCE, PURSUANT TO THE RALPH M. BROWN ACT, GOVERNMENT CODE SECTION 54953, ALL VOTES OF THE COMMISSION SHALL BE BY ROLL CALL.

Join Zoom Meeting: Dial by your location +1 669 900 9128 +1 346 248 7799 Note: Callers dial *9 to "raise hand" and dial *6 to mute/unmute. Meeting ID: 860 6847 2736 Weblink: https://us02web.zoom.us/j/86068472736	Remote Public Comments: Meeting participants are encouraged to submit public comments in writing in advance of the meeting. Members of the public participating remotely may comment on items during the hearing. Email: jpaping@woodsideca.gov
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PLEDGE OF ALLEGIANCE

ROLL CALL

Pursuant to Section 65009 of the California Government Code, if you challenge in court the proposed Variance, Use Permit, Subdivision, or other planning application, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission or Planning Director at, or prior to, the public hearing.

CALL FOR CHANGES TO THE AGENDA

Items may be removed from the agenda or placed in another order. No items may be added to the agenda.

PUBLIC COMMUNICATIONS

Persons wishing to address the Commission on matters not on the posted agenda are invited to do so. Please note, however, that the Commission is not able to undertake extended discussion or to act on non-agenda items. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. As a courtesy to others, the communication should be kept to a three-minute limit.

CONSENT CALENDAR

All of the items on the Consent Calendar are considered to be routine and will be approved, including the Findings and Conditions stated in the Staff Report for each respective item, by one roll call motion without

discussion unless a request is made by the Planning Commission, staff or public, at the beginning of the meeting, to have an item withdrawn or transferred to the regular agenda.

1. December 3, 2025, Minutes

2. December 17, 2025, Minutes

PUBLIC HEARING

**3. 125 Farm Road
0009; GRAD2025-0003
Timothy Chappelle
Planner**

ASRB2025-0016; XMAX2025-

Planner: Sarah Filipe, Associate

Presentation and consideration of a proposal, requiring Formal Design Review (ASRB2025-0016), to construct a new single family main residence with an attached garage, detached garage, pool house, gym, detached Accessory Dwelling Unit (ADU), swimming pool, sport court, vehicle gate, fencing, and associated site improvements on a vacant lot.

The project includes a Maximum Residence Size Exception (XMAX2025-009) and a Grading Exception (GRAD2025-0003) for site grading in excess of 1,500 cubic yards. The Planning Commission will consider the ASRB's recommendation on the project design and take action on all requested entitlements.

The project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to §15303(a), which includes a single-family residence; and, Section 15303(e), which includes accessory structures.

REPORTS

Director's Report – November 2025

Director's Report – December 2025

ADJOURNMENT

In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (650) 851-6790. Notification in advance of the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Please note that pursuant to the State of California's Open Meeting Rules, this meeting is being audio-recorded.

APPEALS

The applicant or any other interested person may appeal a decision to the Town Council by filing an application with the Town Clerk. Appeals with the accompanying fee must be received at Town Hall within 10 calendar days of a decision. For more information on Appeals, please refer to Section 153.970 of the Woodside Municipal Code.

THE APPLICATION MATERIALS ARE AVAILABLE FOR PUBLIC REVIEW BY CONTACTING SARAH FILIPE AT SFILIFE@WOODSIDECA.GOV.

Planning Commission Special Meeting Agenda - 2025-01-14
Planning Commission Special Meeting Packet - 2025-01-14
Desk Items - Item 3

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