

**THE TOWN OF WOODSIDE  
PLANNING COMMISSION REGULAR MEETING**

Minutes  
January 14, 2026

CALL TO ORDER The regular meeting of the Woodside Planning Commission was called to order on January 14, 2026, at 6:04 P.M. via Zoom Meeting and in Independence Hall. The Pledge of Allegiance was recited.

ROLL CALL

Present: Chair Weaver; \*Vice Chair Garr; Commissioners \*\*Apfel, Gonerko, and Tauber

Absent: None

Staff Present: Jean Savaree, Town Attorney (via Zoom)  
Sage Schaan, Planning Director  
Sarah Filipe, Associate Planner  
Julie Paping, Deputy Town Clerk

\*Vice Chair Garr arrived at 6:11 p.m.

\*\*Commissioner Apfel teleconferenced from 377 West 11<sup>th</sup> Street, Apartment 4A, New York, NY 10014.

CALL FOR CHANGES TO THE AGENDA

There were no changes to the agenda.

PUBLIC COMMUNICATIONS

None.

CONSENT CALENDAR

1. December 3, 2025, Minutes

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2. December 17, 2025, Minutes

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The Planning Commission approved the Consent Calendar items as written.

Motion: Commissioner Apfel/ Second: Commissioner Tauber  
Yes: Chair Weaver; Commissioners Apfel, Gonerko, and Tauber  
No: None  
Abstain: None  
Absent: Vice Chair Garr

PUBLIC HEARING

3. 125 Farm Road ASRB2025-0016; XMAX2025-0009; GRAD2025-0003  
Timothy Chappelle Planner: Sarah Filipe, Associate Planner

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.

STAFF PRESENTATION

Associate Planner Sarah Filipe presented the staff report.

Planning Commissioners provided a question for staff regarding the location of the driveway entrance.

Associate Planner Sarah Filipe showed the new location of the driveway entrance on the plans and confirmed that the new entrance would be on Farm Road.

## APPLICANT PRESENTATION

Architect Marcus Wright presented the project. Landscape Architect Johnson Bullard was available to answer questions.

Planning Commissioners provided questions for the applicant regarding tree removal and landscape.

Mr. Bullard stated that the majority of the tree removal will occur along Farm Road and the common property line on the north side. Some removal will occur on the western side. Mr. Bullard stated that a majority of the trees to be removed are in very poor health, and he noted that several trees have come down of their own volition since the project was initially submitted. He stated that the largest plants currently planned for the common boundaries will be 7 to 9 feet. There will also be ornamental olive trees that will be 12 to 15 feet. Mr. Bullard stated that there are 54 trees for removal, though not all are considered significant trees.

Director Schaan stated that there are three categories of trees: fast growing natives, slow growing natives, and other (all other trees). Significance is determined by diameter size, and the size threshold is different for each of the three categories. Director Schaan stated that there are a handful of trees that would not be considered significant as they do not meet the size minimums.

## PUBLIC COMMENTS

The public comment period opened at 6:24 p.m. There were no speakers for this item and the public comment period closed at 6:25 p.m.

## COMMISSION DISCUSSION

Commissioner Garr stated that the grading volumes are relatively balanced so there won't be a lot of inflow/outflow contributing to traffic and road damage. Rather, it is being contained on site. He stated that the amount of grading seems fine given the existing topography. Commissioner Garr stated that the project seems uncontroversial, and he agrees with ASRB's findings in general. He stated that the house well designed, and while there is a lot of square footage, it blends in with the surrounding area. He stated the project is reasonably sized for the lot.

Commissioner Gonerko had no comments to add.

Commissioner Tauber stated that he follows staff's rational with regards to community character, site planning, building design, and landscape elements. He stated that the site planning has some constraints. Commissioner Tauber stated that the two exceptions are acceptable and that the grading nets out.

Commissioner Apfel stated that he is supportive of the project.

Chair Weaver stated that he is supportive of the project and can make the findings.

#### ACTION

The Planning Commission approved the resolution as written.

Motion: Commissioner Apfel/ Second: Commissioner Gonerko  
Yes: Chair Weaver; Vice Chair Garr; Commissioners Apfel, Gonerko, and Tauber  
No: None  
Abstain: None  
Absent: None

#### REPORTS

Director's Report – November 2025

Director's Report – December 2025

Director Schaan stated that the Town issued permits for 11 single-family dwellings (SFDs) and 23 accessory dwelling units (ADUS) in 2025, which is in line with what has been done in past years and above the target for ADUs of 15 per year. Director Schaan stated that the Town will continue to pursue the different programs and strategies included in the Housing Element.

Director Schaan stated that the Town is currently accepting applications for Planning Commissioner for Districts 1 and 3 as Commissioner Garr and Commissioner Apfel's terms are expiring. Applications are due on February 4, 2026.

#### ADJOURNMENT

The meeting was adjourned at 6:33 p.m.