

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

Minutes
February 18, 2026

CALL TO ORDER The regular meeting of the Woodside Planning Commission was called to order on February 18, 2026, at 6:05 P.M. via Zoom Meeting and in Independence Hall. The Pledge of Allegiance was recited.

ROLL CALL

Present: Chair Weaver; Commissioners Apfel, Gonerko, and Tauber

Absent: Vice Chair Garr

Staff Present: Jean Savaree, Town Attorney
Sage Schaan, Planning Director
Keigo Yamamoto, Assistant Planner
Julie Paping, Deputy Town Clerk

CALL FOR CHANGES TO THE AGENDA

There were no changes to the agenda. Director Schaan noted that there are two Desk Items for Item 2.

PUBLIC COMMUNICATIONS

Thareerat Kochatchawan spoke and requested that her prepared statement be entered into the record verbatim.

Good evening Chair, Vice Chair, and Members of the Planning Commission.

My name is Thareerat Kochatchawan, and I reside at 164 Bardet Road. Thank you for volunteering your time and service to our Town. My family and I truly appreciate your dedication to this community.

I am reading my comments to remain concise and precise. I respectfully request that my statement be recorded verbatim in the meeting minutes. I will also provide this written copy to the Town Clerk for the record.

I am here to raise concerns regarding the proposed new residence at 156 Bardet Road. As the immediately adjacent property owner, I am directly affected by the design and siting of this project.

The conceptual plan that was submitted reflects unresolved setback compliance issues, including approximately a ten-foot encroachment into the required setback along our shared property line. In addition, the proposal does not meet setback requirements on the other three sides of the lot. The project also proposes a two-tiered retaining wall, approximately 8.5 feet in height, along the frontage of Bardet Road to create a raised building pad for the residence.

While these objective code compliance matters remain unresolved, the project has advanced to Formal Design Review. I submitted an appeal of that advancement, respectfully requesting that the applicant first revise the plan to comply with applicable setback requirements and other objective provisions of the Municipal Code, and adjust the story poles accordingly, so neighbors may meaningfully review a code-compliant design before the project proceeds further.

I am providing the Commission with a copy of my appeal this evening. I respectfully request that these objective compliance issues be addressed and resolved to any further advancement of the project to Formal Design Review.

Thank you for your time and consideration.

Director Schaan stated that the project for 156 Bardet Road was brought to the ASRB for Conceptual Design Review and it was recommended to move forward to Formal Design Review with staff. He stated that the project will have to be 100% zoning compliant to complete the Formal Design Review application process. If the project is not zoning compliant, the applicant will have to apply for an exception or variance requiring the project to be heard by the Planning Commission. Director Schaan stated that the design review process has not yet been completed; therefore, there is no action to appeal at this time.

CONSENT CALENDAR

1. January 14, 2026, Minutes
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The Planning Commission approved the Consent Calendar item as written.

Motion: Commissioner Apfel/ Second: Commissioner Gonerko

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

PUBLIC HEARING

2.	133 Marva Oaks Drive	VARI2025-0011
	Peter Mason, Mason Architects	Planner: Keigo Yamamoto, Assistant Planner

Presentation, review, and approval, conditional approval, or denial of a Variance for the construction of a new swimming pool that would encroach into the required side setback.

This application is Categorically Exempt under the California Environmental Quality Act (CEQA) Guidelines §15303(e), new construction of small structures including appurtenant structures and swimming pools.

STAFF PRESENTATION

Assistant Planner Keigo Yamamoto presented the staff report.

Planning Commissioners had no questions for staff.

APPLICANT PRESENTATION

Architect Peter Mason presented the project.

Planning Commissioners provided questions for the applicant regarding what is located below the large swale and why the pool project is separate from the ADU project.

Mr. Mason stated that there is a large swale, like a big valley, with a stream that runs through it. He stated that all of the 35% slopes above where the pool would be located are man-made. He stated that there are houses above, below, and to the sides of the property.

Mr. Mason stated that they wanted to be able to start construction on the ADU this spring and the variance process for the pool will take some time.

PUBLIC COMMENTS

The public comment period opened at 6:30 p.m.

John Huhs spoke in favor of the project. He stated that he owns the property to the north and west of the subject property. He stated that a row of trees planted along the border with 133 Marva Oaks provides screening such that he cannot see anything on that property. He spoke highly of his neighbors and strongly requested that the variance be approved.

The public comment period closed at 6:35 p.m.

COMMISSION DISCUSSION

Commissioner Apfel stated that he is persuaded by all of the applicant's findings, specifically finding 2 that rejecting the variance would force them down to an environmental pit at the bottom of the swale. He stated that this is clearly the best location for it. He also stated that he was pleased that the only neighbor affected wrote a letter and spoke in support of the project. Commissioner Apfel stated that he is fully supportive and sees no issues.

Commissioner Tauber stated that he is persuaded by the findings, and he acknowledged that the site is severely constrained with slopes. He stated that he is in favor of the revised resolution as written which would allow the applicant to pursue the permits for the pool in parallel with working to get the unpermitted structures permitted.

Commissioner Gonerko had no comments to add and concurred with other Commissioners.

Chair Weaver stated that he echoes what has already been said. He added that this is a good example of neighbors cooperating.

ACTION

The Planning Commission approved the resolution with the amended language that was provided as a Desk Item.

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

REPORTS

Director's Report – January 2026

Director Schaan stated that there were no permits issued for accessory dwelling units (ADUs) nor single family dwellings (SFDs) in January. Director Schaan noted that this would be Commissioner Apfel's last meeting on the Planning Commission and he thanked Commissioner Apfel for serving on both the Planning Commission and Architectural and Site Review Board.

Commissioner Apfel encouraged fellow Woodside residents to get involved with public service.

ADJOURNMENT

The meeting was adjourned at 6:43 p.m.