

July 9, 2026

ITEM NO.: 23

FILE NO.: Z-5223-D

NAME: Stubblefield - Revised POD and Carter - Short-Form POD Revocations

LOCATION: 1400 Bishop Street

DEVELOPER:

Colin Wong
5 Claremont Court
Millbrae, CA 94030

OWNER/AUTHORIZED AGENT:

Colin Wong - owner/applicant

AREA: 0.16-acre

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: POD

A. BACKGROUN/REQUEST:

On February 20, 1990, the Board of Directors passed Ordinance No. 15,820 which rezoned the property at 1400 Bishop Street from R-4 to PCD.

On July 6, 1999, the Board of Directors passed Ordinance No. 18,046 which revoked Ordinance No. 15,820 and rezoned the property to POD.

On November 1, 2005, the Board of Directors passed Ordinance No. 19,426 which amended Ordinance No. 18,046 for a Revised POD.

The property is currently not being utilized for non-residential purposes.

The property owner does not wish to pursue the previously approved POD and Revised POD and is requesting that the POD zoning be revoked and the property be restored to its original R-4 zoning.

Staff is supportive of the POD revocation. The property is designated as "RL" Residential Low on the City's Future Land Use Plan.

STAFF RECOMMENDATION:

July 9, 2026

ITEM NO.: 23 (Cont.)

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Staff recommends approval of the POD revocation request.

PLANNING COMMISSION ACTION:

(July 9th, 2026)

The applicant was present. There were no objectors present. The application was placed on the Consent Agenda for approval as recommended by staff. There was a motion to approve the Consent Agenda. The motion passed by a vote of **9** ayes, **1** nay and **1** absent. The application was approved.