

Board of Supervisors Hearing

CUP-A25-0002 Kuhl Appeal



JUNE 9, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Original Project Description

A request for a Conditional Use Permit (CUP24-0011) for a single-unit residential dwelling on TPZ zoned property. The project includes an existing well, proposed private on-site septic system, fire hydrant, solar arrays, and future pad turnout for storage and parking.

PC Denial Findings

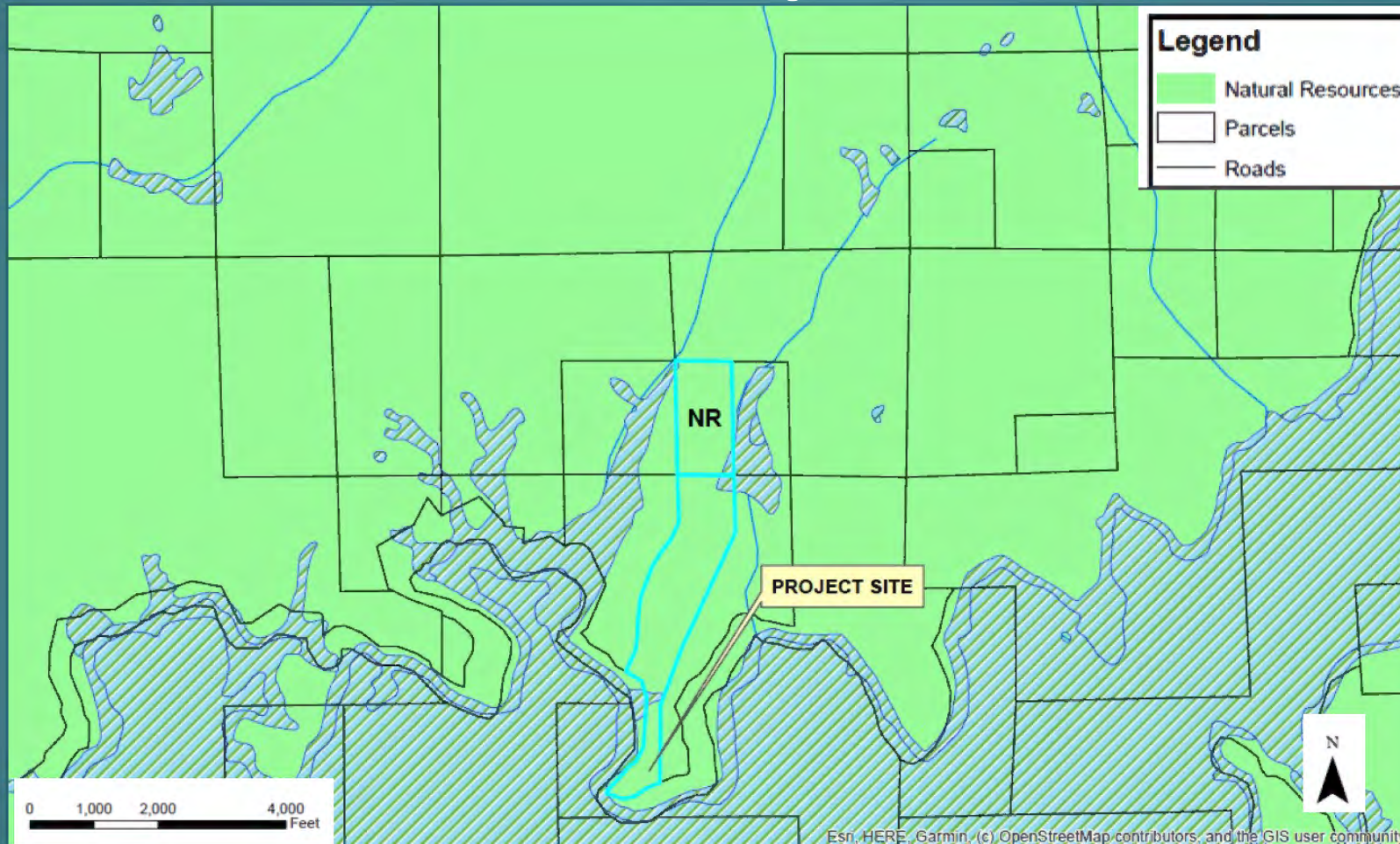
The PC rationale for their decision was based on consideration of project information that included the recommendation from the AG. Below are Findings of denial as determined by the PC (Legistar item #25-1569):

- The proposed use would be detrimental to that parcel or to adjacent parcels for long-term forest resource production value or conflict with forest resource production in that general area (General Plan Finding); and
- The proposed use is not compatible with and will detract from the land's ability to harvest timber (Zoning Finding); and
- The proposed use would be detrimental to the public welfare and injurious to the neighborhood, due to fire protection and public safety concerns that have not been adequately met, including the ability to provide adequate public access, emergency ingress and egress, and sufficient water supply (Conditional Use Finding).

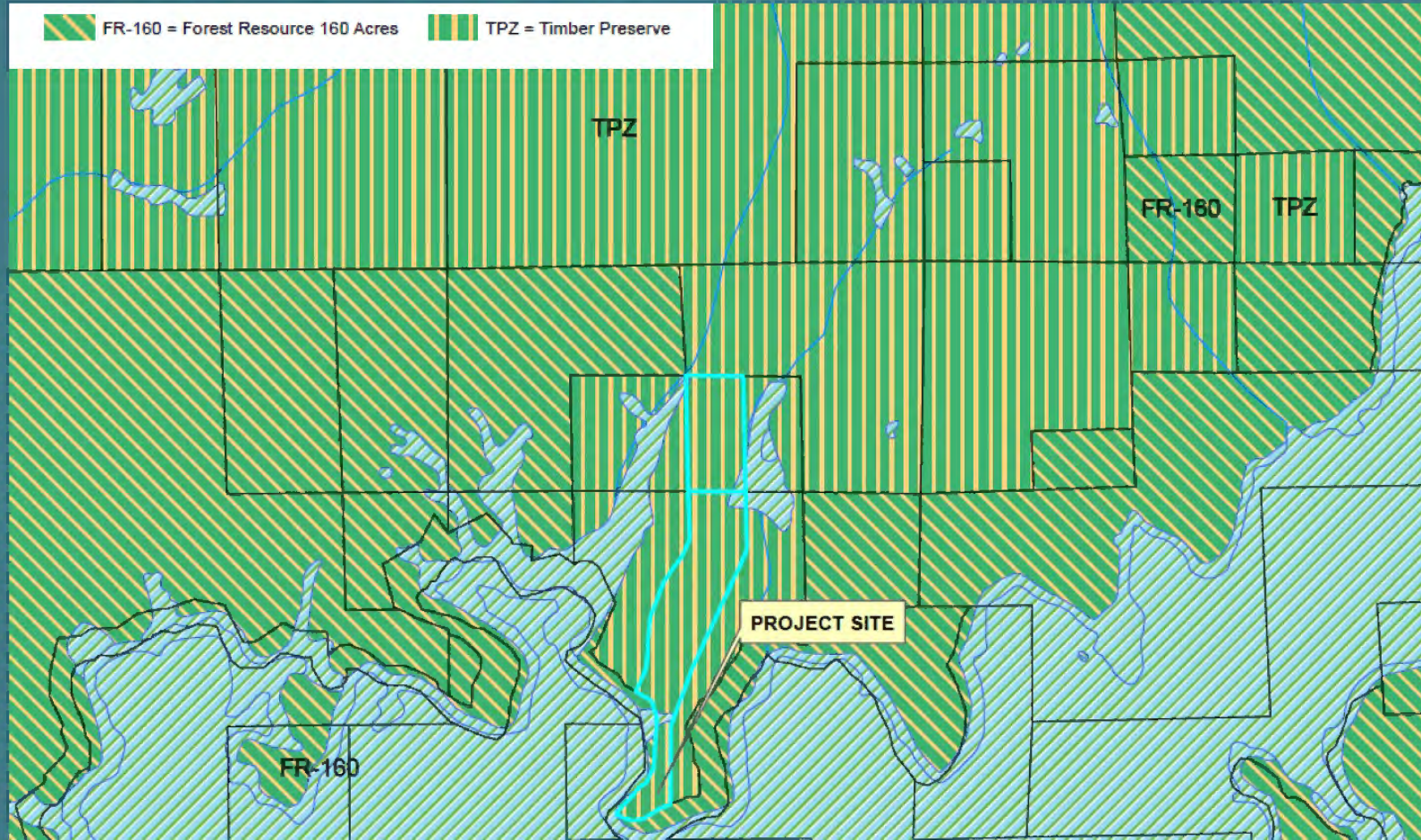
Project Aerial Map



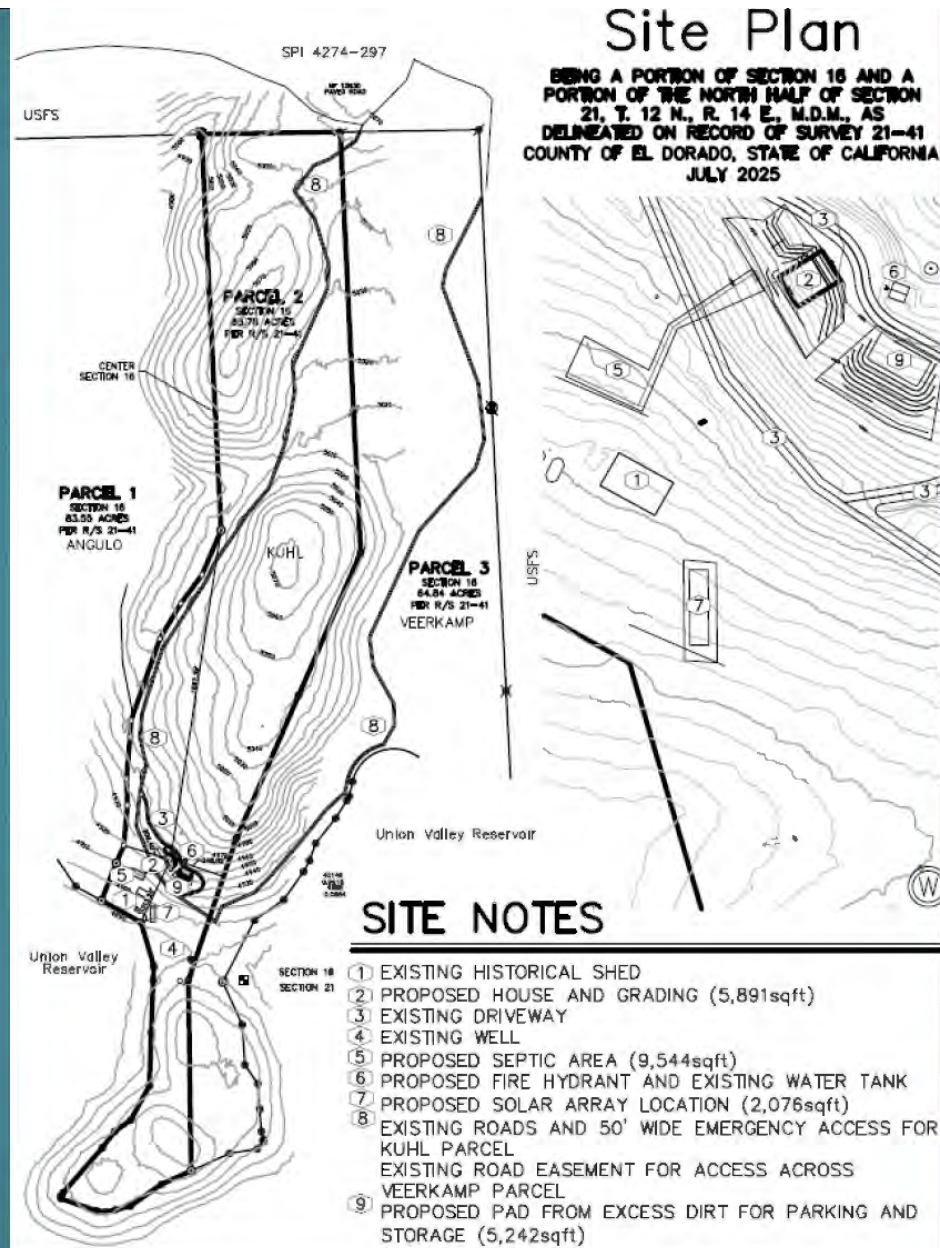
General Plan Land Use Map



Zoning Map



Proposed Development Area



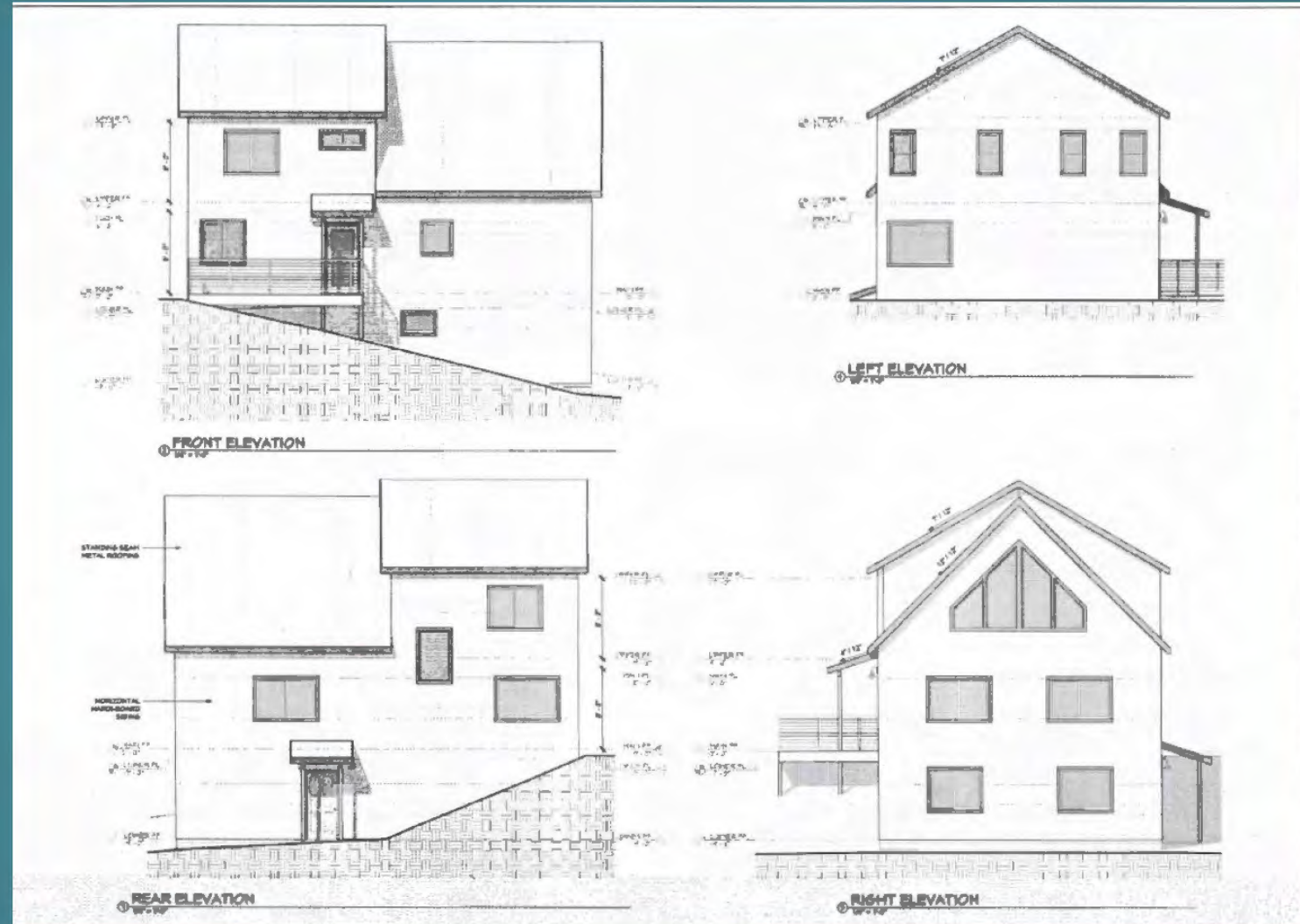
Proposed Building Plans

KUHL RESIDENCE

1 BULLARD PLACE (APN: 011-030-058)
POLLOCK PINES, CA



Proposed Building Elevations



Staff Recommendation

Uphold the Planning Commission denial of Conditional Use Permit CUP24-0011 Kuhl (deny appeal CUP-A25-0002), based on the Findings of Denial adopted by the Planning Commission, as may be modified by the Board.

Alternative Actions

Reverse the Planning Commission's denial of Conditional Use Permit CUP24-0011 Kuhl (approve appeal CUP-A25-0002) with Findings of Approval based upon the Board of Supervisors direction, and find the project Categorically Exempt under Section 15303 of the CEQA Guidelines.

The Board could additionally direct staff to prepare an Initial Study and remand the project to Planning Commission for reconsideration.