

**PLANNING COMMISSION – August 26, 2026**  
**REQUIRED FINDINGS FOR:**

**695 Bicknell Road**  
**Minor Residential Application MR-26-001**

**Consider an Appeal of the Community Development Director Decision to Approve a Request for Approval to Construct a Second-Story Addition Exceeding 100 Square Feet to an Existing Single-Family Residence on Property Zoned R-1:20:PD. APN 407-03-006. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.**

**Property Owners: Ronald C. Eddington Jr. and Marjorie Eddington**  
**Applicant: James Heck**  
**Appellant: Dale Drumm**  
**Project Planner: Sean Mullin**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

**Required compliance with the Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.

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