



Agenda Item C.3
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: October 14, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Christina McGuire, Associate Planner

SUBJECT: 310 Carlo Dr (APN 077-275-002) Residential additions and alterations Case Nos. 25-0040-DRB, 25-0017-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15301 (e) Addition (Attachment B); and
3. Conduct Conceptual/Preliminary/Final review and approve (or approve with conditions).

PROJECT DESCRIPTION:

This is a request for **Conceptual/Preliminary/Final** review for a 848 square foot single-story addition and exterior alterations which include: removal of fireplace, removal of board and batten siding and brick wainscoting to be replaced with stucco, replacement of all windows, exterior doors and garage door. Most of the proposed addition is located in the rear of the residence except for a small addition to the front entryway. The project includes an interior remodel of approximately 214 square feet. The proposed addition is on the existing 1,231 square foot single-story residence. If approved the single-story residence would be 2,079 square feet with an attached 505 square foot two-car garage.

Additionally, the applicant is requesting that the DRB review and approve a request to exceed the maximum floor area standards pursuant to Section 17.07.040(A) of the City of Goleta Zoning Ordinance as shared in the Discussion section below. If the DRB does not approve of the development that exceeds the floor area maximum, the project must be redesigned.

The property is located in the Inland Zone and has a General Plan Land Use and Zoning Designation of Single Family Residential (RS). The project does not include a request for a modification. The proposed development is to be reviewed and approved by the Design Review Board as required by Title 17. The project was filed by Gregory C. Jenkins, Architect on behalf of Andy and Esther Rusch, property owners.

DISCUSSION

The proposed project is consistent with all development standards (i.e. setbacks and building height) associated with the RS zone, but it does not meet the Maximum Floor Area requirement as explained below. The DRB has review authority for this project and may grant Approval if the project meets the Required Findings in Goleta Municipal Code §17.58.080.

Title 17 Section §17.07.040(A) states that no single-unit dwelling or accessory structure may be constructed or expanded unless the proposed structure or expansion complies with the standards for maximum allowable floor area for all structures on the lot, including garages. Development that exceeds these floor area standards may be approved subject to Design Review approval by the Design Review Board.

The maximum floor area allowance is calculated via Table §17.07.040 – Maximum Floor Area RS District. The lot size is 8,223 square feet, so the maximum allowed area is 2,479 square feet. The existing residence is currently 1,231 square feet with an attached 505 square foot two-car garage. If this project is approved, then with the proposed 848 square foot square foot addition would bring the total to 2,584 square feet which is 105 square feet or approximately 4.23% over the maximum allowed square footage.

The DRB's role is to assess the size, scale and bulk of the project to see if the findings (Attachment A) can be made. If the DRB cannot make the findings for the project to exceed the floor area maximum, then the project must be redesigned.

ENVIRONMENTAL REVIEW (NOE):

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.) and the City's Environmental Review Guidelines. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301 (e) (addition) and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15301(e) because the project is less than a 50% addition.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Residential addition and exterior alterations on the dwelling will have the same use as previous dwelling. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of

additions and exterior improvements to a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB grants the applicant's request, the next steps include: (1) a 10-day DRB appeal period; (2) Land Use Permit (LUP) approval and a 10-day appeal period; (3) ministerial issuance of an LUP if no appeal is filed; (4) review and approval by Building & Safety ("Building Permits"); and (5) project construction, including Building & Safety site inspections.

If the DRB action is appealed and the appeal is upheld, DRB's Final Review action will be rescinded and the DRB process will start over after the disposition on the appeal.

ATTACHMENTS:

- A – DRB and CEQA Findings for Approval
- B – Notice of Exemption
- C – Project Plans

ATTACHMENT A

FINDINGS

Attachment A
Design Review Findings and California Environmental Quality Act Findings
310 Carlo Drive
Case No. 25-0040-DRB, 25-0017-LUP

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

The proposed development is compatible with the neighborhood because the bulk of the addition won't be visible from the street given its placement on the rear of the property. As a result, the size, bulk, and scale of the existing home will look largely the same from the street. The exterior alterations consist of modernizing the exterior of the home, which the DRB has repeatedly approved in Goleta. There are examples of dwellings with stucco exterior throughout the neighborhood. Further, the dwelling will continue to be single-story which is compatible in the neighborhood.

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

The proposed alterations will not alter the site layout, orientation, or location of the primary dwelling and are appropriate based on the uses on the property.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

The proposed alterations on the dwelling are in harmony with the site and neighborhood, maintaining similar roof slopes, style and finishes as the surrounding stucco dwellings.

4. There is harmony of material, color, and composition on all sides of structures.

The alterations are proposed in harmony with the site and neighborhood, maintaining similar roof slopes and styles as the existing residence. The proposed exterior material changes will be occurring on all sides of the dwelling.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

As a result of the addition, the electric meter will need to be relocated and its new location will be screened from public view. The gas meter will remain in the same

location and is screened behind an existing gate from public view. Any other outdoor mechanical or electrical equipment will be well integrated in the total design and screened from public view to the maximum extent practicable.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

Minimal grading will occur as part of this project and the finished topography for the site will remain roughly the same. Further, the site is a relatively flat with no significant contours except for a slight slope to the street in the front of the dwelling where no work is proposed.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

No new landscaping is proposed as part of the proposal. Further, the project is preserving the existing landscape to the maximum amount feasible including retaining trees and existing native vegetation.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

No new landscaping is proposed as part of the proposed project.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

All proposed exterior lighting will be dark sky compliant including a new exterior light on the front entry which is fully shrouded and cast downward.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

The proposed project meets the setback requirements of Title 17. The proposed development is considerate of solar access off site since the development is located in the rear and increasing the height by approximately 2' only which is well below the 25' maximum building height in the RS zone. The new covered patio is located on the rear of the primary residence and is located 5' from the property line in consideration of the neighbors.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

The proposed project is not located in a special design district and there are no additional design standards for single dwelling units.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA and a Notice of Exemption is proposed. The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA because interior and exterior alterations are Categorically Exempt, pursuant to CEQA regulations Accessory Structures § 15301(e) Additions. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Residential addition and exterior alterations on the dwelling will have the same use as previous dwelling. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of additions and exterior improvements to a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Suite B
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive,
Goleta, CA 93117



Subject: Filing of Notice of Exemption

Project Title:

Residential addition and exterior alterations
Case No. 25-0017-LUP; 25-0040-DRB

Project Applicant:

Gregory C. Jenkins, Architect

Project Location (Address and APN):

310 Carlo Drive
Goleta, CA 93117
County of Santa Barbara
APN: 077-275-002

Description of Nature, Purpose and Beneficiaries of Project:

This is a request for a 848 square foot single-story addition and exterior alterations which include: removal of fireplace, removal of board and batten siding and brick wainscoting to be replaced with stucco, replacement of all windows, exterior doors and garage door. Most of the proposed addition is located in the rear of the residence except for a small addition to the front entryway.

The purpose of the project is to provide more dwelling space and exterior improvements for the dwelling residents. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Gregory C. Jenkins, Architect

Exempt Status:

NOTICE OF EXEMPTION (NOE)

☒ Categorical Exemption: § 15301 (e) (addition)

Reason(s) why the project is exempt:

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.) and the City's Environmental Review Guidelines. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301 (e) (addition).

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15301(e) because the project is less than a 50% addition.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Residential addition and exterior alterations on the dwelling will have the same use as previous dwelling. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of additions and exterior improvements to a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

City of Goleta Contact Person, Telephone Number, and Email:

Christina McGuire, Associate Planner
805-961-7566
cmcguire@cityofgoleta.org

NOTICE OF EXEMPTION (NOE)

Signature

Title

Date

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?

☐ Yes

☐ No

Date received for filing at OPR:

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS

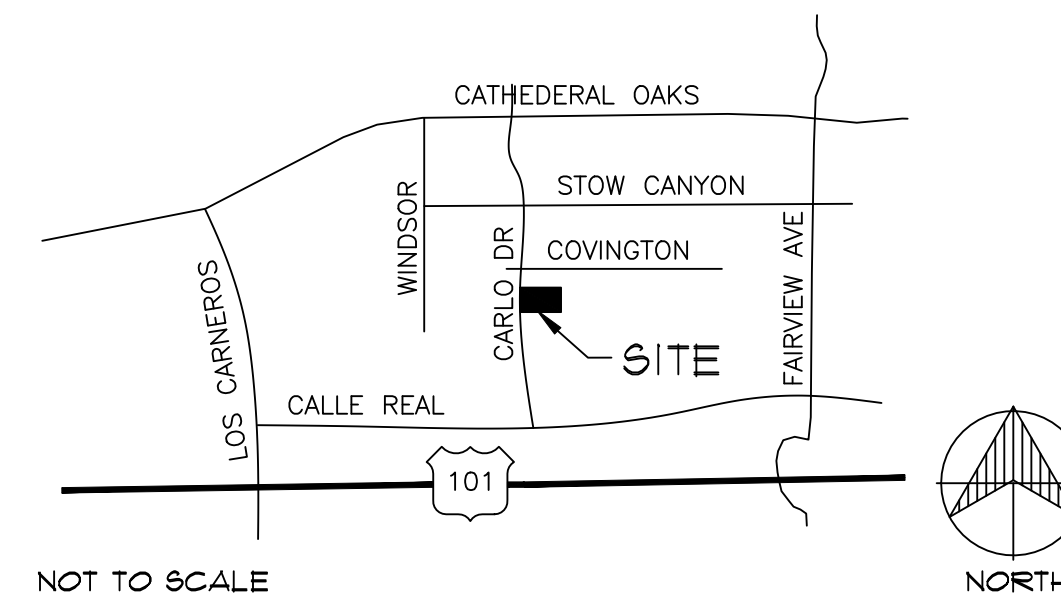
Rusch Remodel-Addition

310 Carlo Drive, Goleta, CA 93117

DESIGN REVIEW FINDINGS:

- A. Our development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
- B. Our site layout, orientation, and location of structures and circulation, are in an appropriate and harmonious relationship to one another and the property.
- C. Our development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style.
- D. Our proposed remodel demonstrates harmony of material, color, and composition on all sides of structures.
- E. Any outdoor mechanical or electrical equipment shall be well integrated in the total design and is screened from public view to the maximum extent practicable.
- F. Our site grading is minimized and the finished topography will be appropriate for the site.
- G. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.
- H. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.
- I. All of our exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.
- J. Our project's architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.
- K. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 section 6)

VICINITY MAP



CONSULTANTS:

ARCHITECT:
GREGORY C. JENKINS, ARCHITECT, INC. (805) 637-2116
EMAIL: Greg@GCJArchitect.com

OWNERS:
ANDY AND ESTHER RUSCH
EMAIL: Asrusch@gmail.com (805) 259-1444

PROJECT INFORMATION

SCOPE OF WORK:
A PROPOSED 848 SQUARE FOOT ADDITION THAT INCLUDES A NEW PRIMARY BEDROOM, BATHROOM, LAUNDRY ROOM, EXPANDED KITCHEN, EXPANDED DINING AREA, AND REVISED ENTRY. PROJECT ALSO INCLUDES REMOVAL OF EXISTING FIREPLACE AND A 214 SQUARE FOOT INTERIOR REMODEL. EXTERIOR CHANGES INCLUDE; REPLACING BOARD & BATT SIDING AND BRICK MAINGCOT WITH STUCCO. REPLACE ALL WINDOWS AND EXTERIOR DOORS, INCLUDING NEW GARAGE DOOR.

ASSESSOR PARCEL NUMBER:
0T1-2T5-002

TRACT AND LOT NUMBER LOT SIZE:
TRACT NUMBER 10,141 8,223 SQ. FT.
LOT 4

ZONE DISTRICT:

NUMBER OF STORIES:

CONSTRUCTION:
TYPE VB, GROUP R3/U OCCUPANCY

FIRE SPRINKLERS:

GRADING:

EXTERIOR ELEVATIONS:

CUT - 0 C.Y.
FILL - 0 C.Y.

FILL - 0 C.Y.
EXPORT - 0 C.Y.

NUMBER OF

EXISTING - ONE UNIT. 3 BEDROOM, 2 BATH SINGLE FAM

PROPOSED - ONE UNIT. 4 BEDROOM, 3 BATH SINGLE FAMILY RESIDENCE.

NUMBER OF PARKING SPACES:
EXISTING TWO CAR GARAGE

EXISTING - TWO-CAR GARAGE
PROPOSED - NO CHANGE

INTENT TO GO

THIS PROJECT SHALL COMPLY WITH THE

CALIFORNIA PLUMBING CODE; 2022 CALIFORNIA ELECTRICAL CODE; 2022 CALIFORNIA MECHANICAL CODE; 2022 CALIFORNIA FIRE CODE; 2022 CALIFORNIA ENERGY CODE; 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; AND ALL OTHER CODES, REGULATIONS, AND APPROVALS ESTABLISHED BY THE CITY OF GOLETA.

SPECIAL INSPECTIONS:
SPECIAL DEPUTY STRUCTURAL INSPECTIONS SHALL INCLUDE: ANY REQUIRED DRILLED
CONCRETE OR CMU ANCHORS, AND WOOD SHEAR WALLS.

SQUARE FOOTAGE TABULATION

THIS SQUARE FOOTAGE TABULATION COMPLIES WITH SECTION 17.03.070 DEFINING FLOOR AREA

NET: GROSS:

1231 1279 EXISTING RESIDENCE

+ 505 523 EXISTING GARAGE

1736	1802	EXISTING TOTAL
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+ 848 883 ADDITION

2584 2685 REVISED TOTAL

214 PROPOSED INTERIOR REMODEL

THIS PROJECT EXCEEDS THE MAXIMUM FLOOR AREA STATED IN TABLE 17.07.040 FOR THE RS DISTRICT, WHICH WOULD BE 2419 SQ FT FOR A 8223 SQ FT LOT. DRB REVIEW AND APPROVAL IS REQUIRED SINCE OUR PROPOSAL IS 105 SQ FT (4.23%) OVER TABLE 17.07.040.

TABLE OF CONTENTS:

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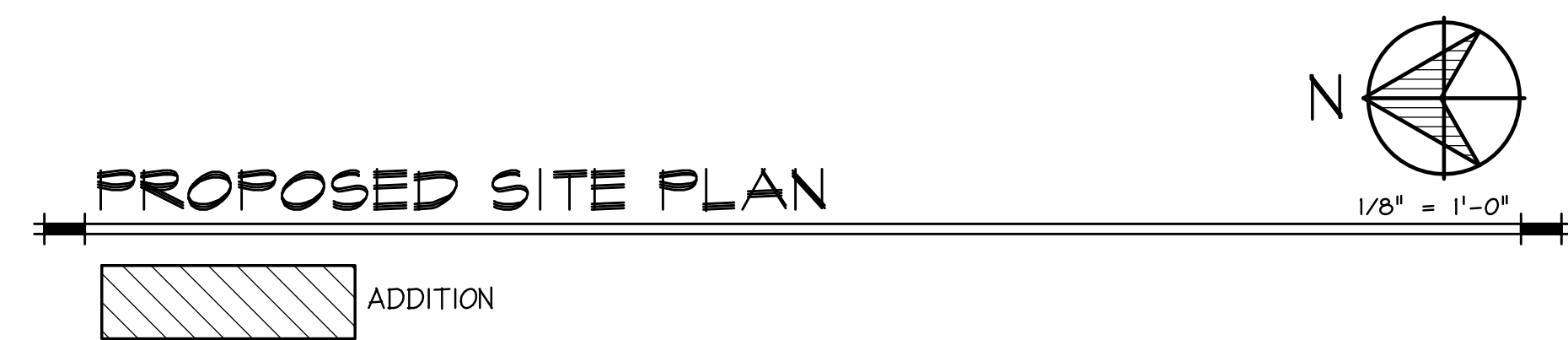
COVER SHEET

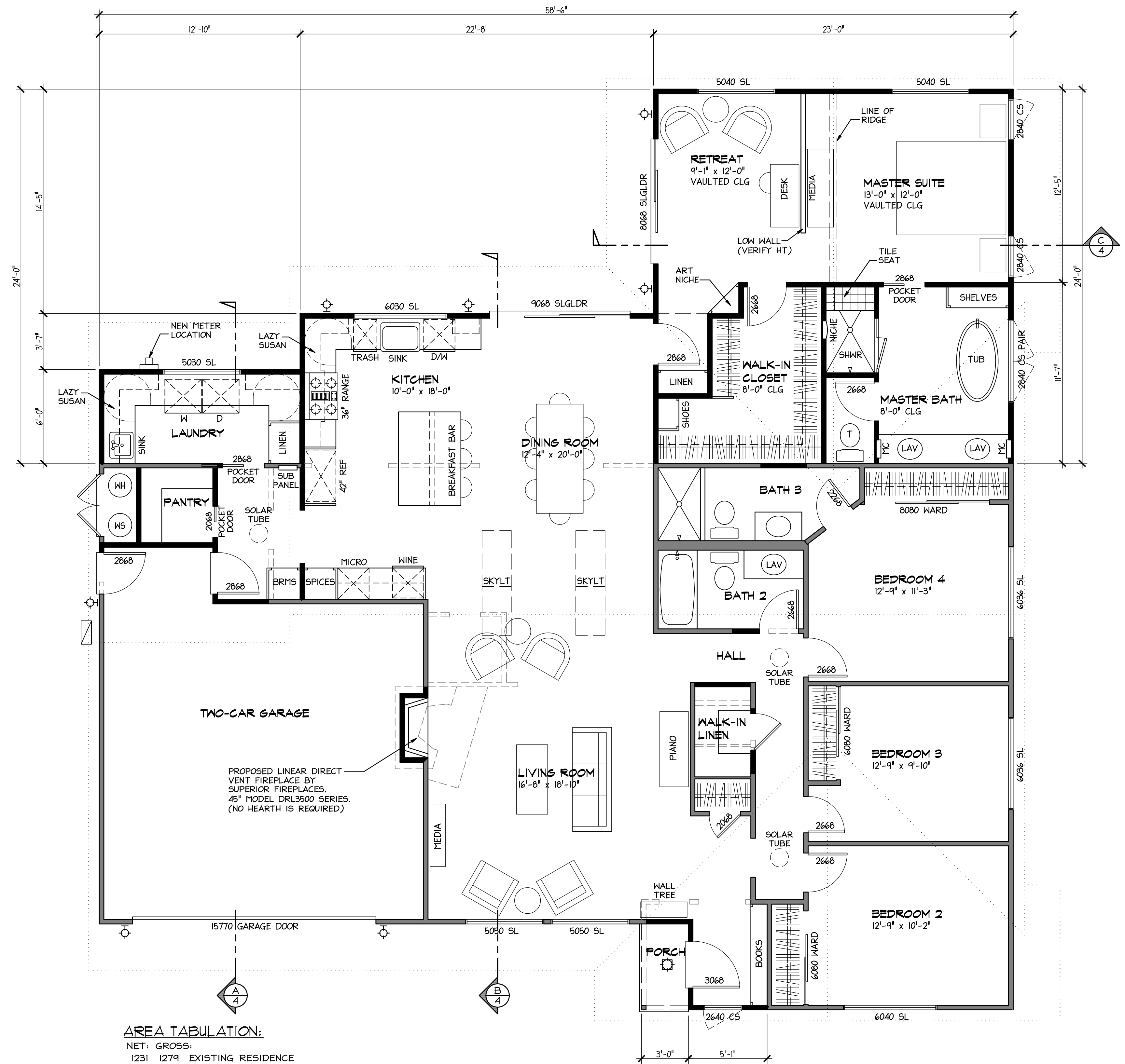
6-25-2025

1

THE RUSCH REMODEL - ADDITION
310 CARLO DRIVE, GOLETA, CA 93117 APN 077-275-002

Gregory C. Jenkins
ARCHITECT




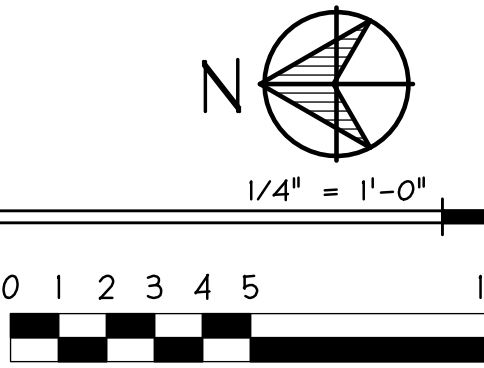


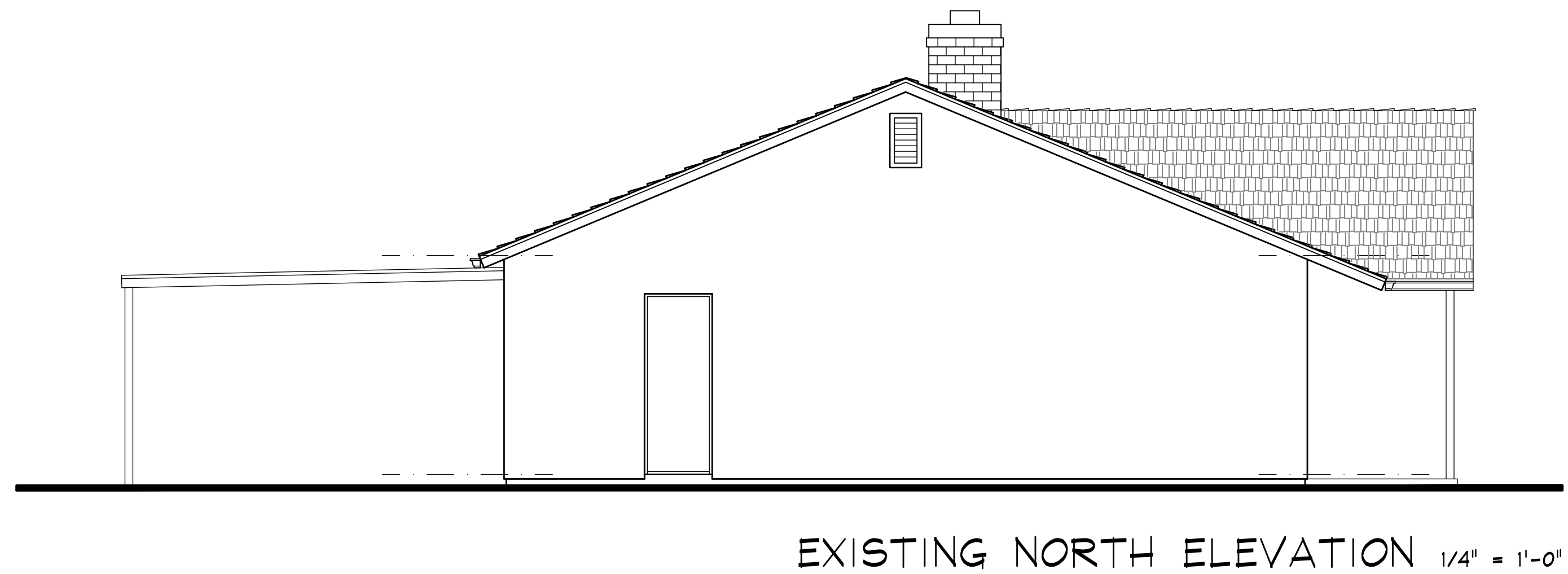
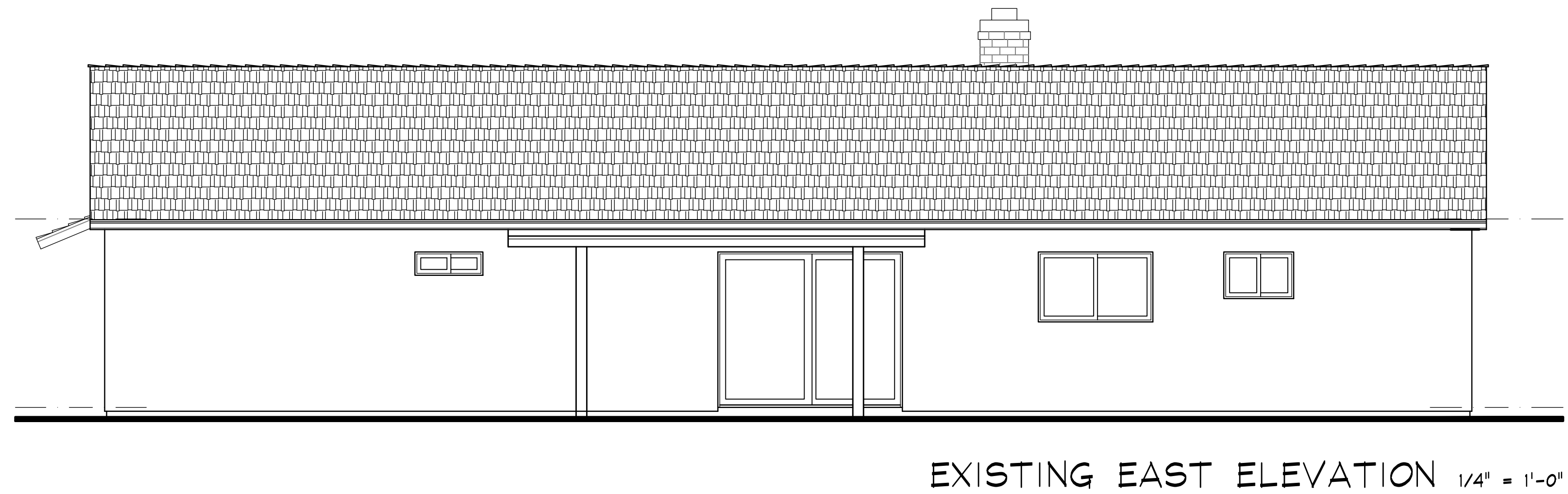
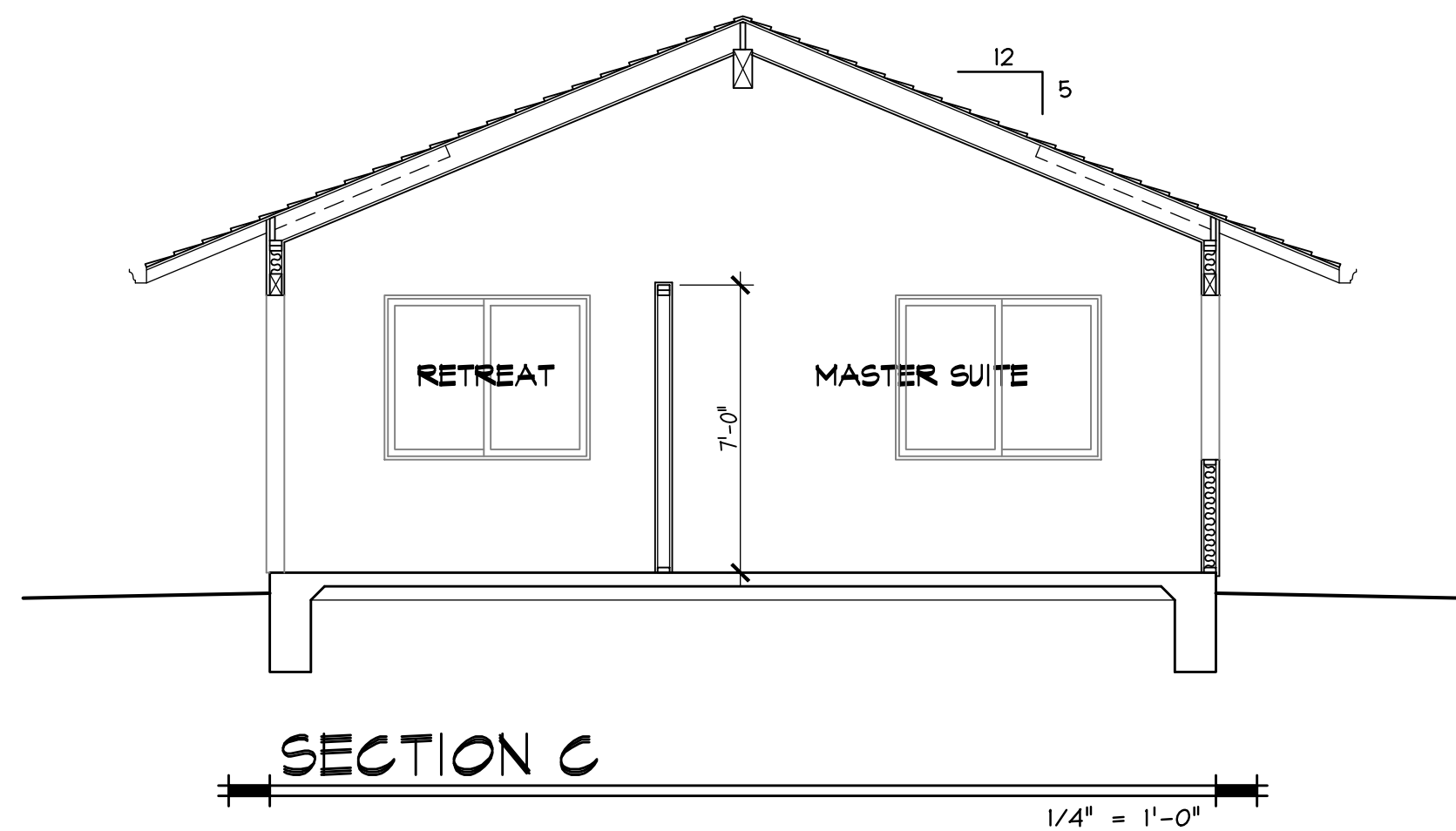
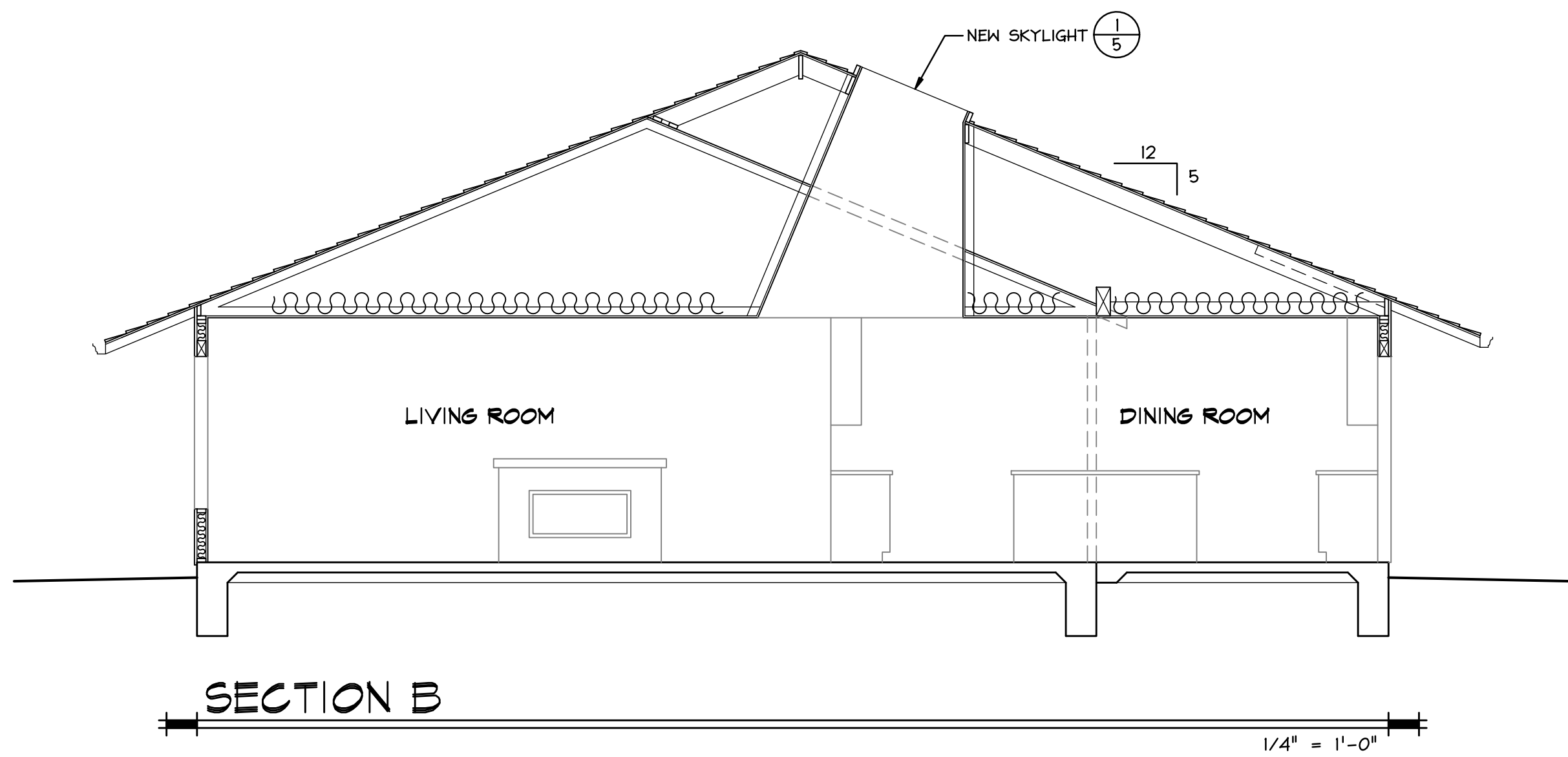
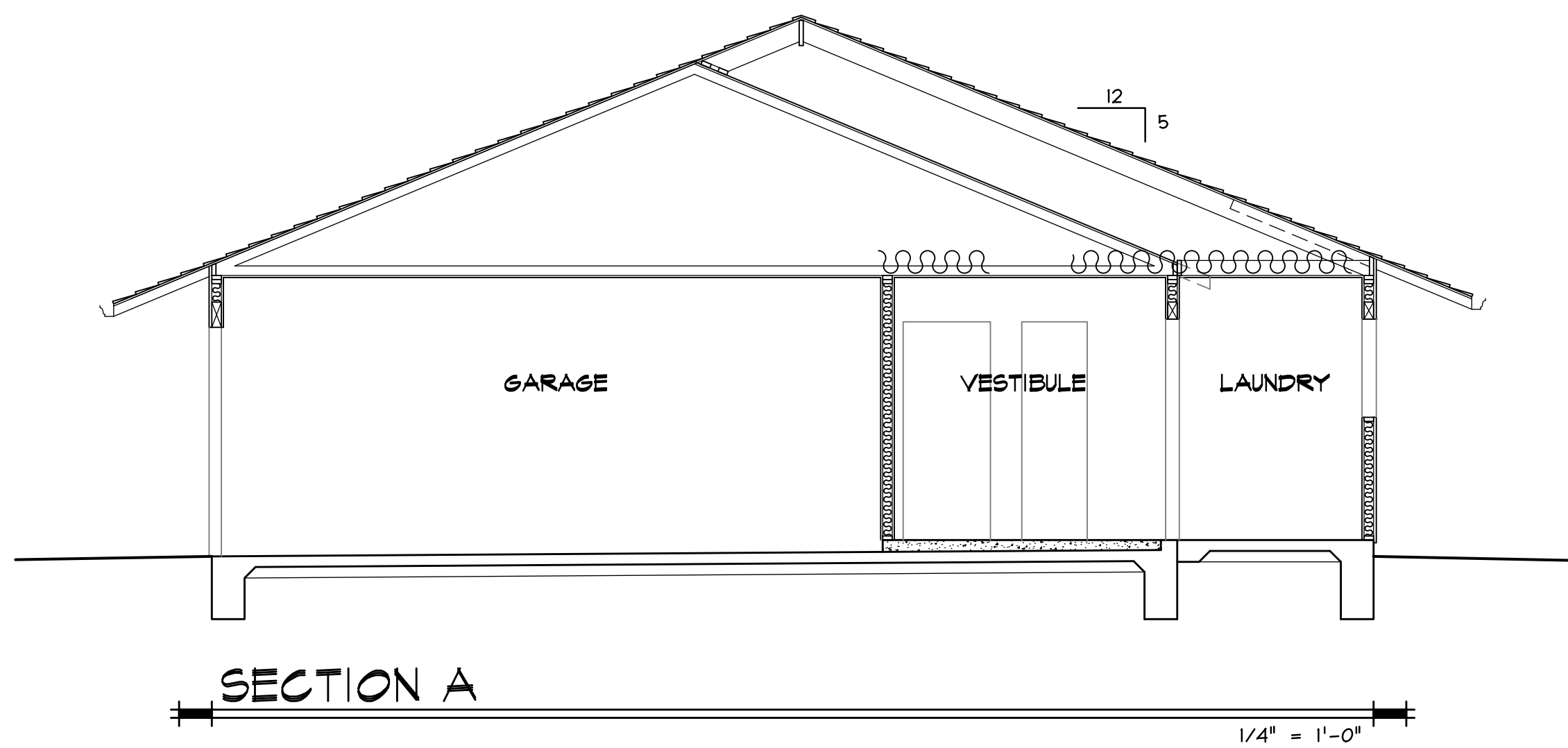
AREA TABULATION:

NET: GROSS:		
1231	1279	EXISTING RESIDENCE
+ 505	523	EXISTING GARAGE
1736	1802	EXISTING TOTAL
+ 848	883	ADDITION
2584	2685	REVISED TOTAL EXCEEDS MAX NET FAR BY 105 SQ FT
214		PROPOSED REMODEL
8223		EXISTING LOT AREA



- = EXISTING WALL
 = PROPOSED WALL
 = WALL TO BE REMOVED







ASPHALT SHINGLE ROOF



FRONT DOOR, GARAGE DOOR, PORCH POST



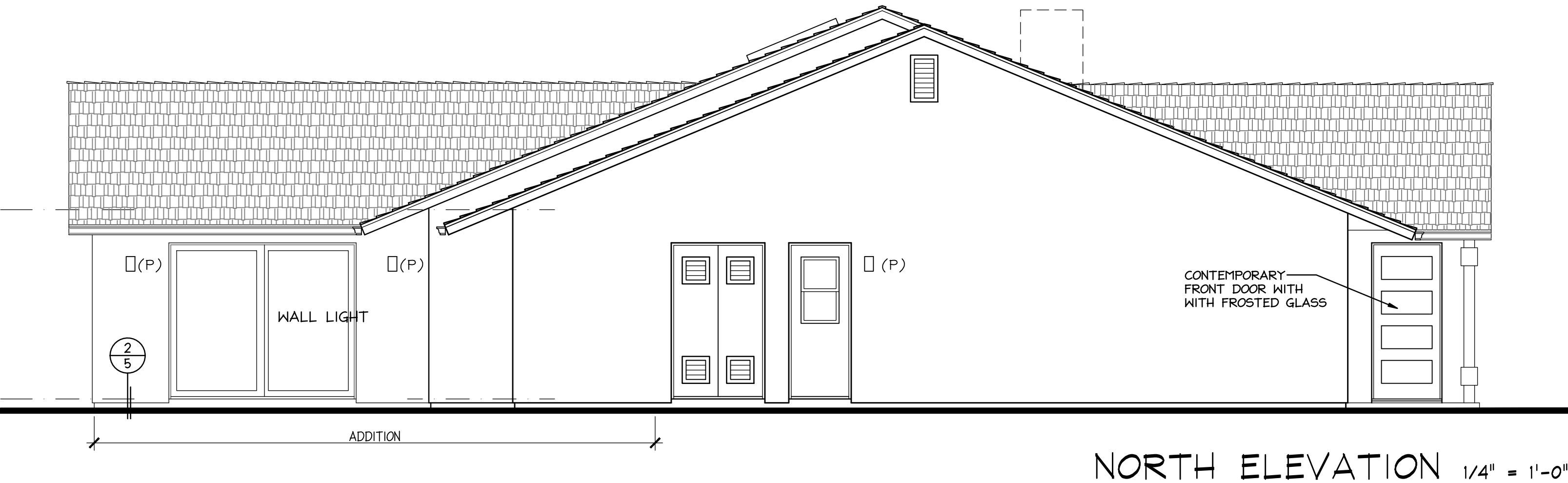
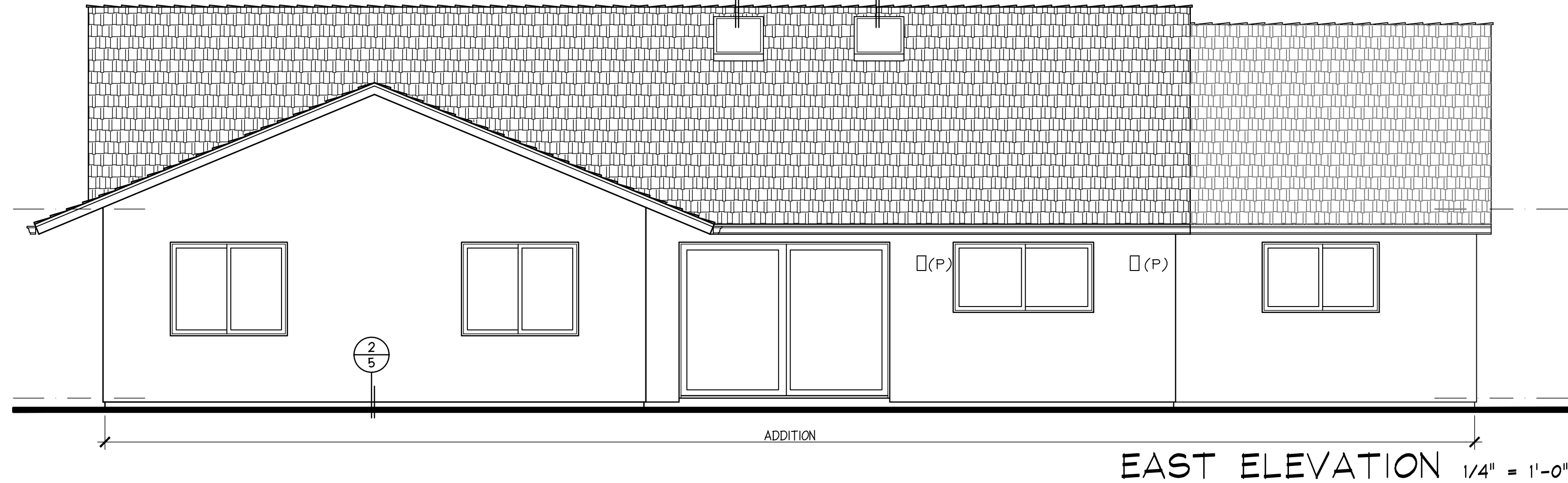
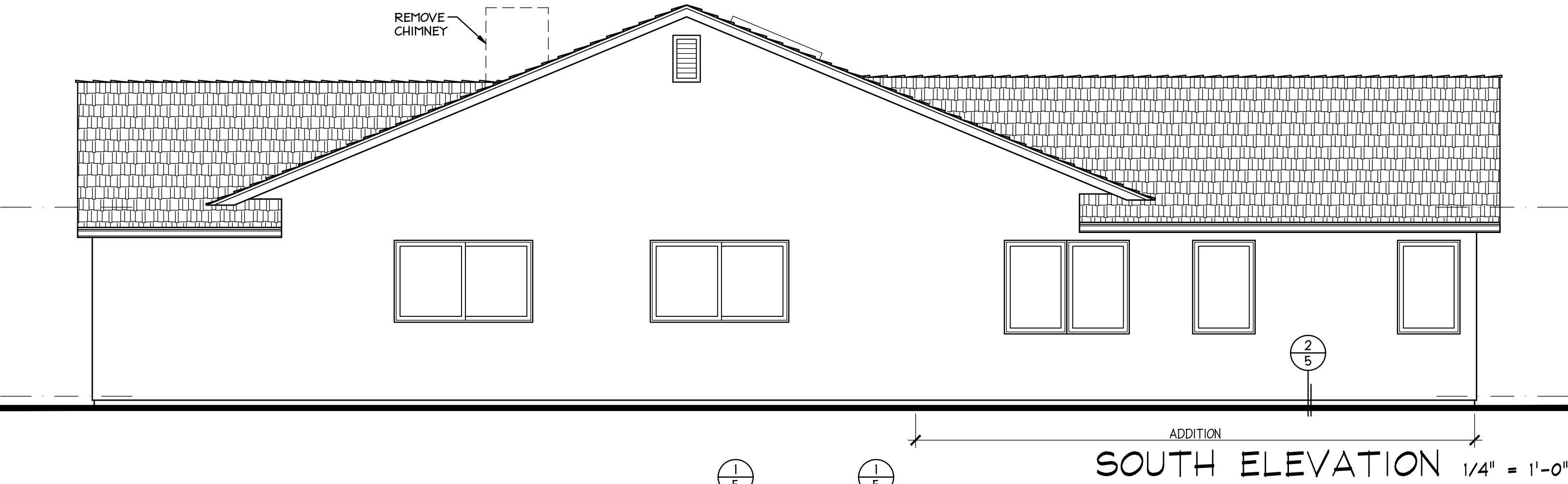
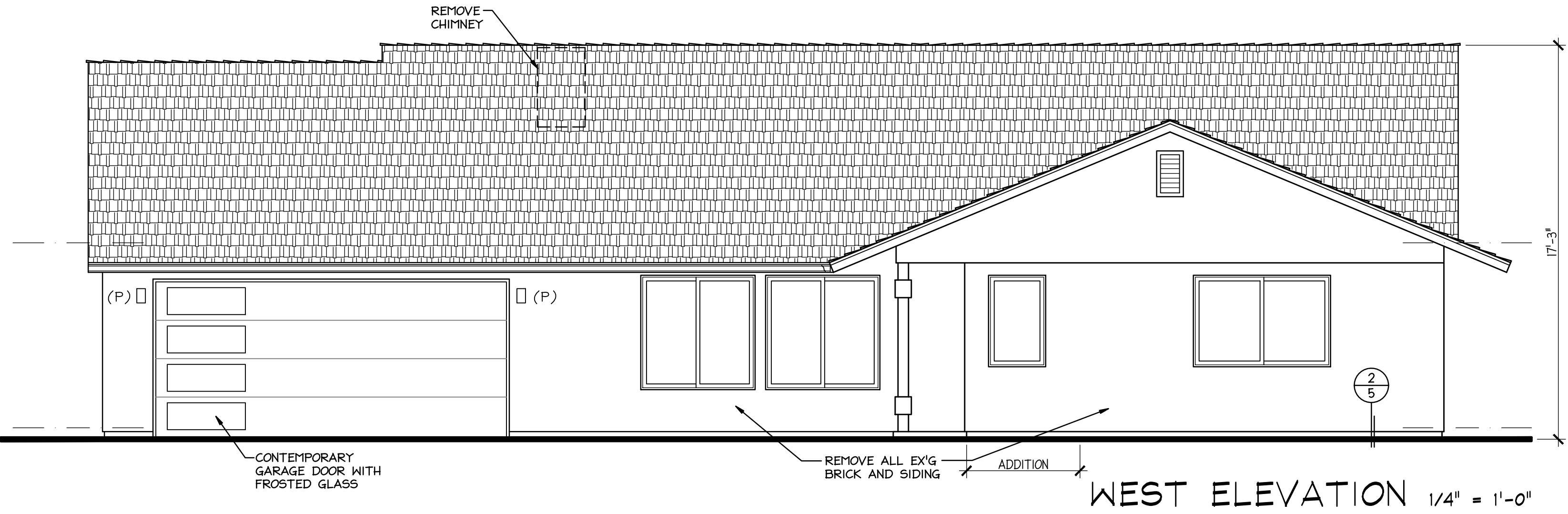
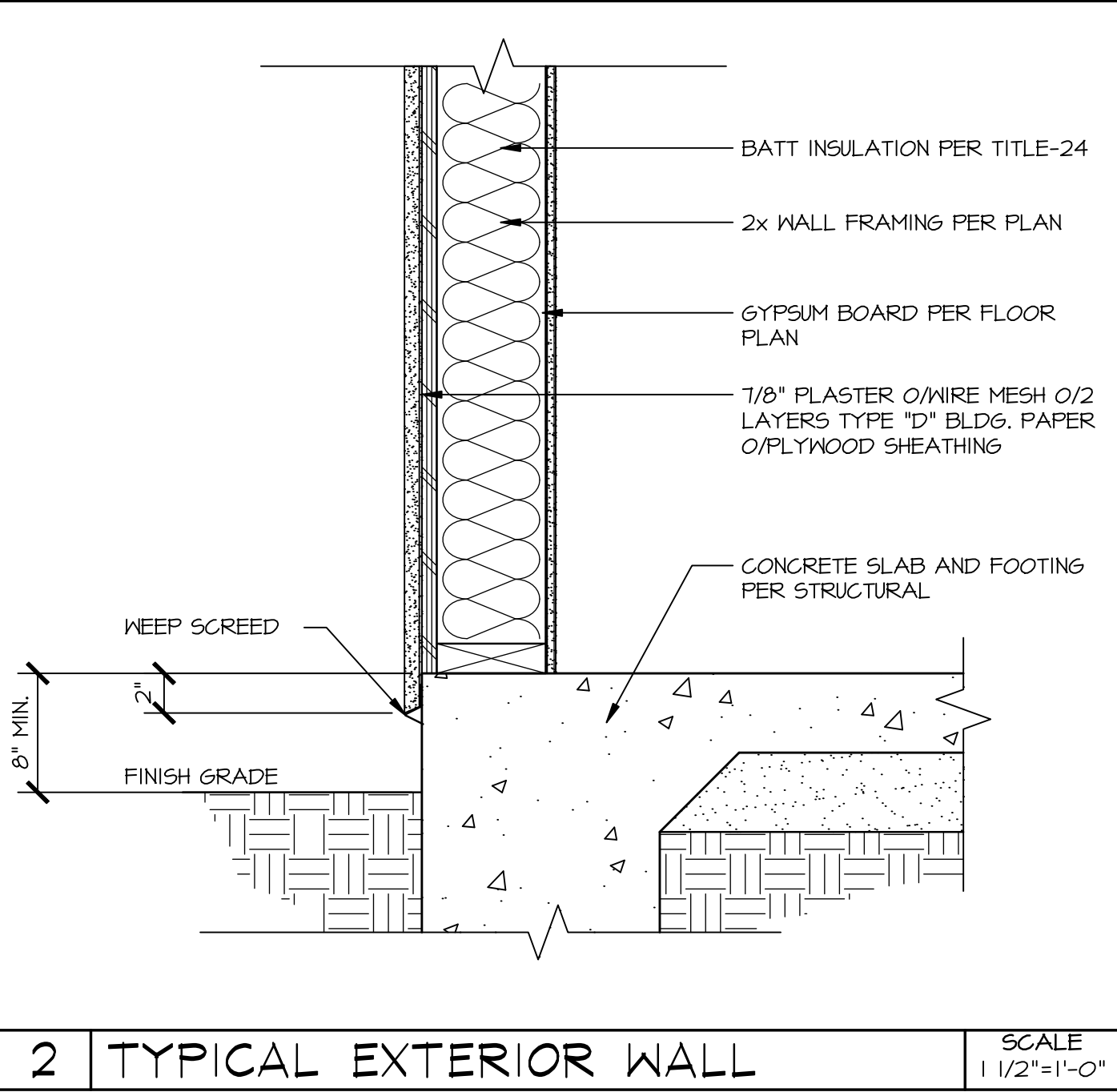
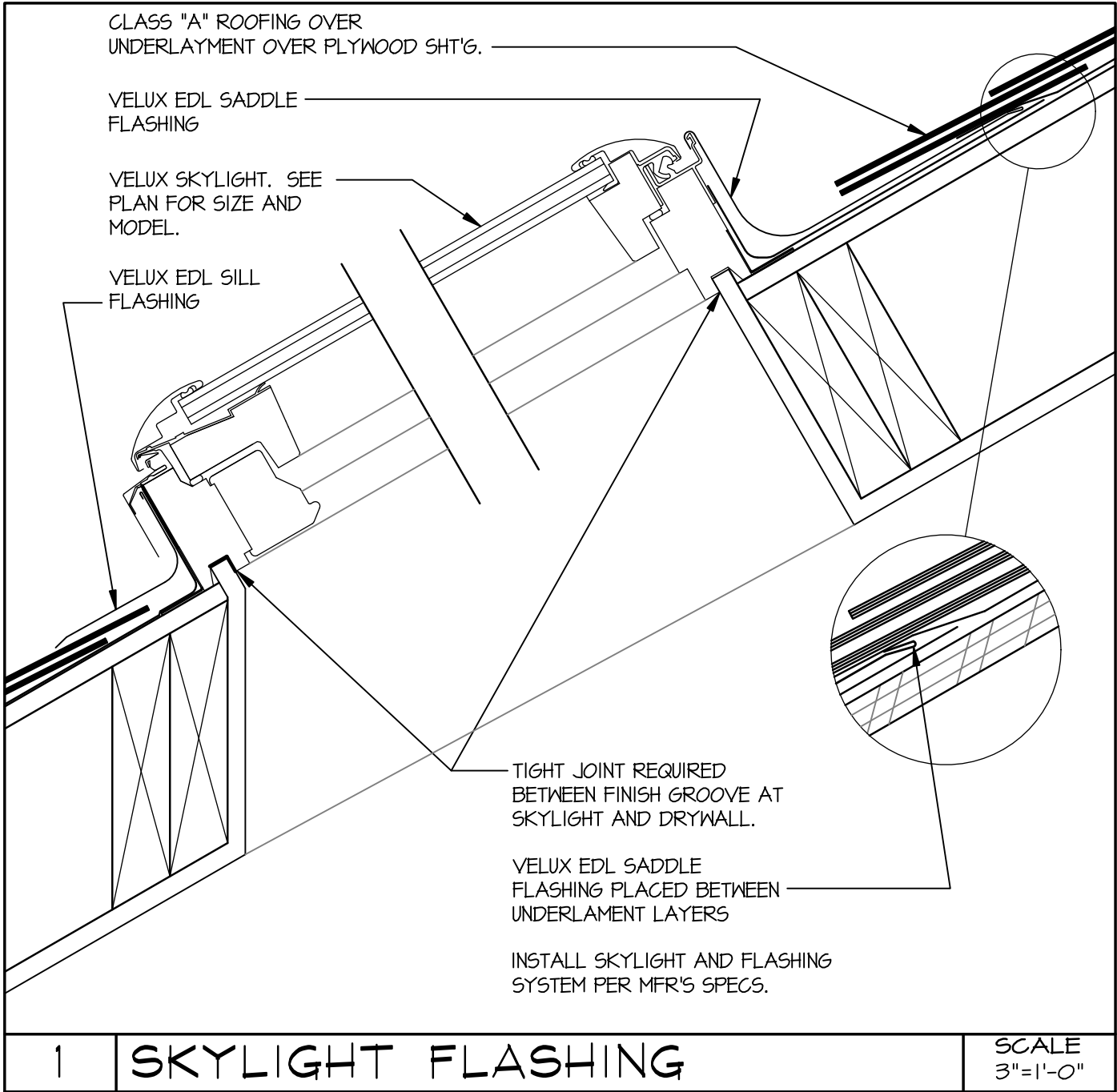
HOUSE BODY



FASCIA, GABLE VENTS, RAIN GUTTERS

MATERIALS AND COLORS

- ROOF: CLASS A LANDMARK COMP SHINGLES BY CERTAINTEED. COLOR: "SOLARIS GRAPHITE".
- HOUSE BODY: COLOR: "POLAR BEAR" 75 BY BEHR OR SIMILAR.
- WINDOWS: BLACK VINYL BY MILGARD OR SIMILAR.
- FRONT DOOR & GARAGE DOOR: COLOR: "PRACTICAL TAN" S280-3 BY BEHR, OR SIMILAR. MATCH THERMA-TRU DOOR COLOR "SANDSTONE".
- ROOF FASCIA & RAIN GUTTERS: COLOR: "SATIN BLACK" PPU26-01 BY BEHR, OR SIMILAR.
- WALL LIGHT: CARRIAGE WALL LIGHT BY KEN & RICKY. MATTE BLACK.



Gregory C. Jenkins

ARCHITECT

654 Arundel Road, Goleta, CA 93117 (805) 637-2116

THE RUSCH REMODEL - ADDITION

310 CARLO DRIVE, GOLETA, CA 93117 APN 077-275-002

PROPOSED EXTERIOR ELEVATIONS

6-25-2025

5



Subject Property, North Elevation



Subject Property, East Elevation



Subject Property, South Elevation



Subject Property, 310 Carlo Drive, West Elevation



334 Carlo Drive (adjacent to the North)



Subject Property, 310 Carlo Drive, West Elevation



294 Carlo Drive (adjacent to the South)



282 Carlo Drive (two-doors down, same side of street)



283 Carlo Drive (opposite street side, two doors South)



293 Carlo Drive (opposite street side, one door South)



311 Carlo Drive (directly across the street)



331 Carlo Drive (opposite street side, one door North)