



SMITH / architects

**Architectural Review
Nellie Gail Ranch Owners Association**

October 21, 2025

Diane Goodchild
Nellie Gail Ranch Owners Association
25211 Empty Saddle Drive
Laguna Hills, CA 92653-5827

Committee Signatures:

Attendees:

ARC – Lauri Delson, David Robbins, Michael Boureston
Staff – Diane Goodchild
Consulting Architect – Jeff Smith, Smith Architects

The following summarizes the review of the Architectural Applications and Notice of Completion inspections at the meeting of the Architectural Review Committee held 10-14-25:

Design Application Review:

1 – 25502 Rodeo Circle - Abujudeh: The Applicant's request to modify front and rear yard hardscape including front pilaster resurface, front pilaster lighting replacement, gate replacement, driveway replacement, rear pool deck replacement and the construction of a pool fountain feature and water slide cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide plans and images of the proposed auto court and pedestrian gates. Illustrate the swing or sliding direction of the gates. Gates may not swing toward the street.
2. If the columns at the street are to be relocated or reworked, lights should be moved from the top of the columns to the sides of the columns.



SMITH / architects

2 – 27762 Hidden Trail Road - Blett: The Applicant's request to renovate the exterior of the home including siding, windows and doors, paint and modify landscape and hardscape cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a mock-up of the over grouting for Committee review. The garden walls may also require over grouting to match the stone veneer on the home.

3 – 25761 Bucklestone Drive - Call: The Applicant's request to replace select windows is approved with the following condition:

1. Stucco, siding or trim damaged as part of the work will be repaired to match the existing stucco, siding or trim in color, texture and dimension.

4 – 25572 Saddlerock Place - Chin: The Applicant's after the fact replacement of a trail fence is approved as submitted.

5 – 26182 Glen Canyon Drive - Duehring: The Applicant's request to replace the concrete driveway and entry walkway with pavers is approved as submitted using Toscana Blend Antique.

6 – 25091 Mustang Drive - Garcia: The Applicant's request to amend (site walls, landscape and trail fence) a previously approved plan for a custom home is approved with the following conditions:

1. The Mexican feather grass is invasive and should not be planted.
2. The Association does not have the authority to grant approval of a fence and landscaping in a County or City Maintenance Easement. Approval must be obtained from the authority holding the Easement.

7 – 26051 Glen Canyon Drive - Garris: The Applicant's request to replace gutters, remove a decorative fountain, remove decorative metal and paint the front door is approved with the following condition:

1. The request for a mailbox has been redacted from the Application.

8 – Not Used

9 – 26481 Silver Saddle Lane – Kondori: The Applicants After the Fact request to install a front yard fence is approved with the following condition:

1. The synthetic turf between the fence and the street is to be removed. Planting (a hedge) is to be placed to hide and soften the appearance of the fence.



10 – 25852 Sherrif Road - MacMillan: The Applicant's request to remove a spa and gazebo and install a retaining wall and turf is approved as submitted.

11 – 26871 Highwood Circle - Malley: The Applicant's revisions (house placement, pool placement) to previously approved plans cannot be approved at this time due to the following:

1. A revised landscape set of plans must be submitted for review and approval within the next 45 days. The set must include:
 - a. A landscape planting plan and plant list.
 - b. Hardscape design and a color and material board, including paving, columns, gates, fences, etc.
 - c. Garden lighting and specifications.

12 – 26021 Red Corral Road - Mamdooh: The Applicant's request to add floor area, renovate the exterior of the home including roofing, siding, doors and windows and modifying front and rear yard hardscape and landscape including a new driveway, front yard putting green, garden wall, water feature, entry gate, auto gate, patio shade structure, reconfigured pool and spa, sauna, basketball court, fire pit, outdoor kitchen, retaining walls and garden lighting cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a storm water drainage plan. Storm water must be conveyed to the address street.
 - b. Provide a setback dimension from the side property lines. The steps and walls must be set back a minimum of 3 feet to avoid impacting the property line walls.
 - c. Provide a height for the proposed front yard wall and gates.
 - d. Provide a height for the proposed sauna. The sauna must be landscape screened from the adjoining homes.
 - e. Illustrate the front property line and right of way easement. The fences, gates and walls should be placed behind the easement.
 - f. Provide a garden light plan and specifications. Garden lighting is to be low lumen (300 or less per fixture) and low kelvin (3000 or less). Lighting should be limited to pathways, architectural features and specimen trees. It should not be designed to surround the property.
 - g. Provide the specific plant species and placement of the plants to be planted between the street and the proposed walls and fences. The appear of the fence and wall must be softened with planting.



SMITH / architects

- h. Provide the correct name for the proposed Pine trees. A "Thuto Pine" could not be located.
 - i. Illustrate the location of existing and proposed exterior mechanical equipment (e.g., batteries, AC condensers, heat pumps, water heaters, etc.).
 - j. The notes on sheet P-3 indicate a JADU. Clarify if a JADU is proposed.
2. The front yard water feature may not exceed 18 inches in depth without a pool safe fence. Adjust the water feature depth.
3. The patio shade structure should be set back a minimum of 5 feet from the side property line to permit adequate space for landscape screening.
4. The basketball court lighting should not be placed on top of the backboard and facing neighbor's homes. Lighting, if any, should be at the ground level. The basketball court must be completely and continuously screened from the street.
5. The mini golf course should be in the rear yard, not the front yard.
6. Unpainted Galvalume roofing is very reflective. The proposed metal roofing should have a darker color.

13 – 25562 Rapid Falls Road - Moghaddam: The Applicant's request to amend (entry walkway, retaining walls, garden walls, fences and gates) previously approved plan to modify front and rear yard hardscape and landscape including a driveway and walkway replacement, decorative fountain, patio shade structure, multi-fold doors, fire pit and deck on rear slope is approved with the following conditions:

1. The frame of the new multi-fold door is to match the color of the existing rear windows and doors.
2. Stucco, damaged as part of the work, is to be repaired to match the existing in color and texture.

14 – 26092 Spur Ranch Lane - Motadi: The Applicant's request to install PV solar panels and accessory batteries is approved with the following conditions:

1. Wiring is to be routed through walls and attics or housed in conduit painted to match the adjacent surface.
2. The frame of the solar array is to be a dark color, not a clear anodized aluminum.
3. Supporting electrical equipment (e.g., AC disconnect, combiner, inverter, batteries, etc.) is to be housed inside or screened from the street and adjacent properties.
4. The solar system must be installed flush / parallel to the roof.
5. A minimum of 1 course of roof tile is to be placed between the solar panel edge and the drip edge of the roof.



6. No trees are to be removed or trimmed to facilitate the installation and operation of the panels without prior Committee approval.

15 – 27191 Shenandoah Drive - Mowlds: The Applicant's request to demolish most of a home and reconstruct with a relocated garage and floor area addition, covered patio, new roof, windows, doors and siding and front and rear yard hardscape and landscape including a reconfigured pool and retaining walls is approved with the following conditions:

1. The pool equipment must be totally and continuously screened with a fence or landscape planting from the adjoining neighbor.
2. The entry gate and garage doors must be stained to match.
3. The planting for the rear yard in the immediate area of the removed, new or reconfigured retaining walls must be irrigated and taller than dwarf grasses. The walls are to be screened with Texas Privet or a similar tall growing shrub. The fruit trees are not illustrated on the Topographic survey. The fruit trees must be standard sized. Dwarf fruit trees will not screen the walls.
4. The podocarpus hedge must be planted within property line boundaries. It may not be planted in the neighbor's property.

16 – 26432 Broken Bit - NBDH1: The Applicant's request to amend (balcony railing, roof top condensers and fans, outdoor kitchen and shade structure, pool retaining wall and paving) previously approved plans cannot be approved at this time due to the following:

1. The roof top units must be fully screened. Neighboring second floor windows may have a direct line of sight at the equipment. Provide screening design and specifications.
2. The shade structure must be set back a minimum of 5 feet from the side property line. The rear side of the wall is to have a stucco finish. Landscape screening is required. Provide finish notes, a setback dimension and planting plan.
3. The pool retaining wall must be landscape screened. Provide a planting plan.



17 – 25901 Hitching Rail Road - Nessa: The Applicant's After the Fact request to modify front yard landscape cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a comprehensive planting plan and plant list. The existing planting must be amended and augmented.
 - b. Provide a comprehensive landscape lighting plan and specifications. Garden lighting is to be low lumen (300 or less per fixture) and low kelvin (3000 or less).
 - c. Provide the face weight of the proposed synthetic turf. Turf face weight should be 75 ounces or better.

18 – 27221 Westridge Lane - Park: The Applicant's request to replace siding, paint the exterior of the home, replace garage doors, gates and mailbox is approved as submitted.

19 – 25222 Derbyhill Drive - Peterson: The Applicant's request to add garage area, enlarge a balcony and renovate the exterior of the home including new roofing, doors, windows, garage doors and stone veneer is approved with the following condition:

1. The proposed coach lights are to be low lumen (300 or less per fixture) and low kelvin (3000 or less) to avoid excessive glare.

20 – 25512 Rapid Falls Road - Sadeghi: The Applicant's request to construct an additional driveway / parking pad and replace side yard gate cannot be approved at this time due to the following:

1. The amount of hardscape being proposed is excessive. No additional parking pad may be installed.
2. The gates must be fully obscured and the height of the property line / retaining wall at the right side to screen the contents of the side yard.

21 – 27611 Gold Dust Lane - Samuel: The Applicant's request to replace driveway and entry way pavers is approved with the following condition:

1. The approval is for pavers only. No information has been provided for review of paint, garage door refinish, gates and fence, so no approval is granted.



22 - 26492 Dapple Grey - Saroyan: The Applicant's after the fact request to modify front yard landscape and hardscape is approved with the following conditions:

1. Garden lighting is to be low lumen (300 or less per fixture) and low kelvin (3000 or less).
2. Sufficient plants are to be placed to obtain a minimum 75 percent ground coverage within 1 year.

23 -27171 Glen Canyon - Schielein: The Applicant's request to paint the exterior of the home is approved as submitted.

24 - 26922 Rocking Horse - Sharifan: The Applicant's request to add floor area, renovate the exterior of the home and modify front and rear yard hardscape and landscape including garden walls, auto court gates, pedestrian gate and gate house, patio cover, retaining wall, fire pit, outdoor kitchen and reconfigured pool is approved as submitted.

25 – 26072 Waterwheel Place - Shisido: The Applicant's request to replace roofing material, install replacement PV solar panels and construct a patio shade structure is approved as submitted.

26 - 26442 Houston Trail - Westerfeld: The Applicant's request to install PV solar panels and accessory batteries is approved with the following conditions:

1. Wiring is to be routed through walls and attics or housed in conduit painted to match the adjacent surface.
2. The frame of the solar array is to be a dark color, not a clear anodized aluminum.
3. Supporting electrical equipment (e.g., AC disconnect, combiner, inverter, batteries, etc.) is to be housed inside or screened from the street and adjacent properties.
4. The solar system must be installed flush / parallel to the roof.
5. A minimum of 1 course of roof tile is to be placed between the solar panel edge and the drip edge of the roof.
6. No trees are to be removed or trimmed to facilitate the installation and operation of the panels without prior Committee approval.

27 – 25361 Debryhill Drive - Wu: The Applicant's request to amend (roofing material) a previously approved plan is approved as submitted.



28 – 26622 Stetson Place – Dolce Vita: Committee reconsideration of the previously denied NOC. The following was determined:

1. The vine mound in the front may remain.
2. Vines (star jasmine or morning glory) are to be planted at the base of the chain link fence spaced at each post.
3. The side yard gate must be modified to be opaque.

Notice of Completion Review:

A – 25511 Gallup Circle - Brubaker: A request for reconsideration of a denied NOC. After reconsidering that the patio shade structure is not visible from trails or adjoining homes, the Committee accepts the patio shade structure as constructed.

B – 25466 Nellie Gail Road - Carruth: A site visit was conducted 10-9-25. The floor area addition has been completed as approved. **Acceptable to the Committee.**

C – 25466 Nellie Gail Road - Carruth: A site visit was conducted 10-9-25. The fence installation has been completed as approved. **Acceptable to the Committee.**

D – 26861 Highwood - Craw: Photographs provided by Staff. The rear walls have been painted as approved. **Acceptable to the Committee.**

E – 25151 Rockridge- Cypres: Photographs provided by Staff. The PV solar panels have not been installed. **Acceptable to the Committee.**

F – 26132 Red Corral - Farjamarad: A site visit was conducted 10-9-25. The unapproved fence material has been removed as discussed and agreed at the Wine and Design. **Acceptable to the Committee.**

G – 26202 Hitching Rail - Kahn: A site visit was conducted 10-9-25. The brick addition to the house and hardscape has been completed with the following deviation:

1. The brick veneer banding has not been added to the driveway. **Acceptable to the Committee.**

H – 25852 Shenandoah - MacMillan: Photographs provided by Staff. The PV solar panels installation has been completed as approved. **Acceptable to the Committee.**



I – 27182 Shenandoah - Robinson: A site visit was conducted 10-9-25. a revisit from October 2019. The retaining wall, paver and glass fence have been completed with the following deviations:

1. Loose soil from the excavation has been placed on the rear slope. **Not acceptable to the Committee. Add jute and more plants near the top of the slope.** 10-14-25 Update: *Planting has filled in at the top of the slope. No jute or plants were added. Not acceptable to the Committee. Add jute and more plants near the top of the slope.*
2. Storm water run-off from the deck is discharging onto the slope without riprap or other dissipating devices. **Not acceptable to the Committee. Provide riprap at the point of discharge.** 10-14-25 Update: *No changes have been made to the drainage discharge. Not acceptable to the Committee. Provide riprap at the point of discharge.*

J – 26242 Hitching Rail - Rodriquez: Photographs provided by Staff. The front yard modifications including concrete stepping pads and a mailbox have been completed as approved. **Acceptable to the Committee.**

K – 25512 Rapid Falls - Sadeghi: A site visit was conducted 10-9-25. The exterior renovation has been completed with the following deviations:

1. The floor area addition over the garage was not completed. **Acceptable to the Committee. Any future floor area will require a new Application.**
2. The PV solar panels were not installed. **Acceptable to the Committee. Any future panels will require a new Application.**

L – 25931 Sheriff - Wildgoose: Photographs provided by Staff. Trees have been planted as approved. They are not thriving.

M – 25631 Rangewood - Weinmeister: Photographs provided by Staff. The PV solar installation has been completed with the following deviation:

1. Panels have been placed at a reverse tilt on the back roof of the home. **Acceptable to the Committee due to the location.**



SMITH / architects

Other:

25532 Rapid Falls Road – Shin: At the request of the Board of Director's, the Committee recommend the following conditions of approval be applied to the Applicant's driveway request approved on Appeal to the Board of Directors:

1. The front yard / parking pad is to be screened from the street with a hedge comprised of 24-inch box Ficus nitida spaced at 4 feet on center. See the Committee Comments sketch.
2. The existing property line hedge and trees to the right of the property must remain in place and may not be reduced in height or length. The palms may be removed. See the Committee Comments sketch.