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Architectural Review Nellie Gail Ranch Owners Association

April 14, 2026

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

Committee Signatures:

Attendees:

ARC – Laurie Delson, David Robbins
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 4-14-26:

Design Application Review:

1 – 26861 Highwood Circle - Craw: The Applicant's request to replace the front door and bathroom window is approved with the following condition:

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

The Applicant's request to construct an accessory structure consisting of an ADU over a stable / barn cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a site plan and illustrate and note the location of the accessory structure.
 - b. Illustrate on the site plan the access path to the accessory structure.
 - c. Illustrate the turnout area and fencing.
 - d. Provide a Topographic survey and grading and drainage plan for any proposed grading.
 - e. Provide floor area calculations.
 - f. Provide a planting plan and plant list for proposed planting.
 - g. Illustrate the location of exterior mechanical equipment (e.g., AC condensers, heat pumps, water heaters, solar panels, lighting, etc.).



- h. Provide a color and material board. Exterior finish materials (roofing, stucco, siding, stone veneer, windows, doors, and lighting for the accessory structure must match the existing finish materials on the Primary Dwelling.

2 – 26422 Dapple Grey Drive - Cusimano: The Applicant's request to modify front and rear yard hardscape and landscape including a driveway replacement, entry walkway replacement, deck replacement, new barbeque counter and aluminum patio shade structure is approved with the following conditions:

1. There will be no changes to the garage doors, house doors or garden gates.
2. Horizontal planks / siding will be placed to screen the substructure of the renovated deck.
3. Sufficient plants are to be placed in the front yard to obtain a minimum seventy five percent coverage of the unpaved ground plane.

3 – 25286 Abilene Court - Estep: The Applicant's request to resurface front and rear yard hardscape is approved as submitted.

4 – 24792 Buckboard - Franco: The Applicant's after the fact request to modify front yard hardscape and landscape including replacement of the driveway and removal of a tree cannot be approved at this time due to the following:

1. The tree served the purpose of partially screening the contents of the back yard. In absence of a tree, the side yard gates should be replaced or modified to make them opaque.

5 – 25611 Rangewood Road - Ibrahim: The Applicant's request to construct an Accessory Dwelling Unit is approved with the following conditions:

1. Exterior materials (e.g., roofing, stucco, brick / stone veneer, paint, eave details, window and door frames) shall match the existing exterior materials on the Primary Dwelling.

6 – 26431 Dapple Grey Drive - Kishner: The Applicant's request to replace gates and property line and trail easement fencing is approved with the following conditions:

1. The bottom rail of the fence is to be placed a minimum of 6 inches above the ground.
2. The wire fence may be placed on the trail side with the condition that an addition 1 x or 2 x 6 rail at the trail side cover the top of the mesh and a 2 X fence cap be placed along the length of the fence.



7 – 26071 Waterwheel Place - Litman: The Applicant's request to replace the driveway is approved as submitted.

8 - 25851 Desert Trail - Mandel: The Applicant's request to replace select windows and doors is approved with the following condition:

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

9 - 24961 Mustang Drive - Morey: The Applicant's request to remove, replace and relocate select windows and doors is approved as submitted.

10 - 27221 Westridge Lane - Park: The Applicant's request to replace roof material is approved as submitted.

11 – 26552 Wild View Terrace - Russell: The Applicant's request to paint the exterior of the home is approved as submitted.

12 – 27572 Gold Dust - Tiwari: The Applicant's request to paint the exterior of the home and modify front and rear yard hardscape and landscape including converting a palapa into gym, prefabricated sauna, cold plunge, fire pit, outdoor kitchen with operable louvered shade structure, garden lighting, garden gates and illuminated sport court cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Illustrate the boundaries of the Trail Easement on the Site Plan. The sport court must be set back a sufficient distance to accommodate full landscape screening.
 - b. Provide a storm water drainage plan to accommodate the proposed sport court.
 - c. Provide specifications of the proposed sport court lighting including pole height and lighting lumens. Lighting must be fully landscape screened at initial installation.
2. Taller hedge planting (such as Podocarpus gracilior) must be planted to improve the screening of the proposed gym from the adjoining Lot.

13 - 26272 Glen Canyon Drive - Weston: The Applicant's request to replace roof material is approved as submitted.



14 - 27362 Lost Colt - Betor: The Applicant's request to construct a 3-car garage and a detached Accessory Dwelling Unit (ADU) cannot be approved at this time due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a Topographic survey and grading and drainage plan for the proposed grading.
 - b. Provide floor area calculations which break out the floor area of the garage, ADU and covered porch.
 - c. Provide a planting plan and plant list for proposed planting.
 - d. Illustrate the location of exterior mechanical equipment (e.g., AC condensers, heat pumps, water heaters, etc.).
 - e. Provide a color and material board. Exterior finish materials (roofing, stucco, siding, stone veneer, windows, doors, gates and lighting for the accessory structure must be identical to the existing finish materials on the Primary Dwelling.
 - f. Illustrate the trash storage area for the ADU.
2. As set forth in Article VIII, Section 9(a) of the CC&R's, no more than 4 garage spaces are permitted on a lot.
3. No new driveway may be added. The proposed garage will need to be eliminated from the plans.
4. An additional side yard setback will be required to accommodate additional landscape screening. The privet hedge will not grow tall enough to screen the ADU. The setback must be increased to at least 8 feet.

15 – 26231 Glen Canyon - Ofogh: The Applicant's request to construct an Accessory Dwelling Unit (ADU) is approved with the following conditions:

1. The ADU is to have a kitchen and bathroom.
2. The new entry walkway material to the ADU is to match the walkway material to the Primary Dwelling.
3. The planting on the side slope is to be preserved or enhanced to screen the ADU from the adjoining neighbor.

Notice of Completion Review:

A – 25481 Lone Pine Circle – Lone Pine Group - Mealuna: A site visit was conducted 3-26-26. The floor area additions and exterior renovation of the home have been completed as approved. **Acceptable to the Committee.**



B and C – 25481 Lone Pine Circle – Lone Pine Group – Mealuna: A site visit was conducted 3-26-26. The front and rear yard hardscape and landscape Improvements have been completed with the following deviations:

1. The driveway fountain is a ball rather than the approved bowl. **Acceptable to the Committee.**
2. A parking pad has been added to the side of the roundabout driveway. **Not acceptable to the Committee. See Note 4 below.**
3. Low garden walls have been added around the roundabout and parking pads. **Acceptable to the Committee.**
4. The existing landscape hedge between the trail and the parking pad has been removed and replaced rather than preserved. **Install additional taller plants along the Trail Easement to screen the unapproved parking pad. The hedge is to be maintained at a minimum of 8 feet tall.**
5. The driveway gate leading to the garages was not installed. **Not acceptable to the Committee. Install an opaque side gate to screen the contents of the side yard as illustrated in the approved plans.**
6. The rear yard privacy wall facing Hidden Trail Road was extended with a metal fence to enclose more of the rear yard. **Acceptable to the Committee.**
7. Freestanding shade structures have been constructed in the rear yard behind the pool and spa. **Acceptable to the Committee.**

D – 25491 Gallup - Christiansen: Photographs provided by Staff. The PV solar project has been abandoned. **Acceptable to the Committee.**

E – 26602 Dapple Grey - Davis: Photographs provided by Staff. The installation of the PV solar panels has been completed with the following deviation:

1. Roof mounted conduit has not been painted to match the roof. **Not acceptable to the Committee. Paint the conduit.**

F – 27086 Lost Colt - Martini: A site visit was conducted 9-4-25 and again 4-10-26. The rear yard hardscape and landscape Improvements including a pool, spa and outdoor fireplace have been constructed with the following deviations:

1. Storm water drains have not been cut to height. **Not acceptable to the Committee. Complete the work. 4-14-26 Update: The drains have been lowered. Acceptable to the Committee.**
2. Planting is not complete. **Not acceptable to the Committee. Complete the work. 4-14-26 Update: The planting has not been completed. Not acceptable to the Committee. Complete the planting.**



3. Mesh fencing has been placed above the side yard fence facing the street. **Not acceptable to the Committee. The mesh fencing must be removed. 4-14-26**
*Update: The mesh has been removed. **Acceptable to the Committee.***

G – 26092 Spur Branch - Motadi: Notice of Completion follow up. Photographs provided by Staff. The installation of the PV solar panels has been completed as approved. The roof mounted conduit has been painted. **Acceptable to the Committee.**

H – 26402 Broken Bit - Olivieri: A site visit was conducted 4-10-26. The construction of the freestanding patio cover has been completed as approved. **Acceptable to the Committee.**

I – 25242 Derbyhills - Pana: Access to the lot was not permitted by the Owner. **Not acceptable to the Committee. Allow access for inspection.**

J – 24852 Beargrass - Radparvar: Photographs provided by Staff. The installation of the PV solar panels has been completed with the following deviation:

1. Roof mounted conduit has not been painted to match the roof. **Not acceptable to the Committee. Paint the conduit.**

K – 24852 Beargrass - Radparvar: Photographs provided by Staff. The side yard trees have been preserved as required by the Committee. **Acceptable to the Committee.**

L – 26572 Saddlehorn - Richards: A site visit was conducted 4-10-26. The retaining walls and planting have been constructed with the following deviation:

1. Planting has not been completed. **Not acceptable to the Committee. Complete the planting.**

M – 25411 Gallup - Wildgoose: Photographs provided by Staff. The installation of the PV solar panels has been completed as approved. **Acceptable to the Committee.**

N – 25442 Nellie Gail - Usher: No photographs have been provided for review. **Acceptable to the Committee. Photographs of the completed work are needed.**

O – 27625 Gold Dust - Morris: A site visit was conducted 4-10-26. The floor area addition has been completed as approved. **Acceptable to the Committee.**

P – 25161 Buckboard - Chieng: A site visit was conducted 4-10-26. The wall extension, chain link fence removal and new fence and gate have been constructed with the following deviation:

1. The return fence and gate were not installed. **Acceptable to the Committee.**



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Q - 25242 Mustang - Lughart: Photographs provided by Staff. The installation of the PV solar panels has been completed with the following deviation:

1. Roof mounted conduit has not been painted to match the roof. **Not acceptable to the Committee. Paint the conduit.**

R – 25342 Mustang – Price: A site visit was conducted 4-10-26. The floor area addition and exterior renovation have been completed as approved. **Acceptable to the Committee.**

S – 26064 Red Corral – Pince: Photographs provided by Staff. The painting of the exterior of the home has been completed as approved. **Acceptable to the Committee.**

T – 26411 Rangewood - Ibrahim: Photographs provided by Staff. The installation of the synthetic turf has been completed as approved. **Acceptable to the Committee.**

Z – 25732 Nellie Gail Road – Hundley: A site visit was conducted 4-10-26. Access was denied by the Homeowner. **Not acceptable to the Committee. Allow access for inspection.**