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Architectural Review Nellie Gail Ranch Owners Association

August 14, 2026

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 8-11-26:

Design Application Review:

1 – 25321 Stageline Drive - Chen: 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. Panels may not be reversed tilted.
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.
7. A well placed tree should be placed in the front yard to assist with screening the panels from the street.



2 – 25602 Rapid Falls - Hammoud: The Applicant's request to renovate the exterior of the home, construct a 3-car garage and workshop and replace a barn with a new Accessory Dwelling Unit (ADU), Workshop and Storage and modify the front and rear yard hardscape and landscape including a new driveway, entry walkway, shade structure, pool and spa with supporting equipment cannot be approved due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide images and specifications of the proposed windows, doors, front door, garage doors and gates.
 - b. Provide a specification for the metal roofing. Clarify if it is standing seam metal. The metal roofing must have a matte finish.
 - c. Provide plans and elevations with descriptive notes of the proposed shade structure.
 - d. Provide a conceptual grading and drainage plan. Illustrate retaining wall heights.
 - e. Provide a landscape planting plan and plant list.
 - f. Provide a garden lighting plan and specifications. Garden lighting is to be low lumen (300 or less per fixture) and low kelvin (3000 or less per fixture).
 - g. Provide a color and material board for the hardscape finishes.
 - h. Illustrate the access path of travel from the street to the ADU. Illustrate the location of existing exterior and proposed exterior mechanical equipment. Illustrate the proposed trash storage location for the ADU.
2. The proposed shade structure must be set back a minimum of 5 feet from the side property line to permit landscape screening.
3. The CC&R's limit garage parking to 4 garage spaces. Future conversion of the Workshops to garages, at a later date, is not permitted.

3 – 25446 Nellie Gail Road - LaBelle: The Applicant's request to modify rear yard hardscape including a patio cover, outdoor fireplace, outdoor kitchen and bi-fold doors is approved as submitted.

4 – 25711 Nellie Gail Road- Magnuson: The Applicant's request to color stain the existing and newly poured driveway to create a color match is approved as submitted. Any of the proposed 3 colors are acceptable.

5 – 25821 Nellie Gail Road - Misajon: The Applicant's request to replace the front door is approved as submitted.



6 – 25512 Rapid Falls Road - Sadeghi: The Applicant's request to install PV solar panels 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. Panels may not be reversed tilted.
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.

7 – 25115 Stageline Drive - Stageline Properties: The Applicant's request to replace front yard turf with synthetic turf is approved as submitted.

8 – 26871 Highwood Circle - Malley: The Applicant's request to extend construction for 1 year is approved as submitted.

9 – 27552 Gold Dust Lane - Edwards: The Applicant's request to modify front yard hardscape and landscape is approved as submitted.

10 – 26901 Rocking Horse - Cruz: The Applicant's request to modify front and rear yard hardscape and landscape including driveway ribbons for side yard parking of a small service vehicle, driveway replacement, fences, gates, patio cover, barbeque counter, garden lighting, pool and spa with supporting equipment is approved with the following conditions:

1. The turf block / turf area may not be used for vehicle parking.
2. The relocated wood trail fence must match the existing wood fence.

11 – 27221 Westridge Lane - Park: The Applicant's request to modify front yard hardscape and landscape including a driveway replacement, fence, gate, garden lighting and mailbox is approved with the following conditions:

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



Notice of Completion Review:

A – 25292 Abilene – Amarandos: A site visit was conducted 8-7-26. The replacement of the select windows has been completed as approved. **Acceptable to the Committee.**

B – 26166 Oroville - Goodman: A site visit was conducted 8-7-26. Follow up to a denied NOC in 2017. Plants on the slope around the solar panels have filled in to screen the panels from the trail. **Acceptable to the Committee.**

C – 25611 Rangewood - Ibrahim: A site visit was conducted 8-7-26. The ADU has not been constructed and the project is proposed to be abandoned by the Homeowner. **Acceptable to the Committee.**

D – 27542 Gold Dust Lane - Kranawetter: A site visit was conducted 8-7-26. The painting of the home and replacement of the front yard hardscape and landscape have been completed with the following deviations:

1. The auto court gates were not installed. **Acceptable to the Committee.**
2. The driveway pavers are darker than the approved pavers. **Acceptable to the Committee.**

E – 26071 Waterwheel - Litman: A site visit was conducted 8-7-26. The driveway replacement has been completed as approved. **Acceptable to the Committee.**

F – 25852 Sheriff - MacMillan: A site visit was conducted 8-7-26. The exterior of the home has been painted, and the garage doors have been replaced as approved. **Acceptable to the Committee.**

G – 25852 Sheriff - MacMillan: A site visit was conducted 8-7-26. The gazebo has been removed and the retaining wall and turf installed as approved. **Acceptable to the Committee.**

H - 25492 Nellie Gail Road - Mihai: A site visit was conducted 8-7-26. The PV solar panel installation has been completed with the following deviation:

1. Exposed conduit has not been painted to match the adjacent surface. **Not acceptable to the Committee. Paint the conduit to match.**
2. A carport has been added to the side of the garage. An AC condenser has been placed on the roof of the carport. **Not acceptable to the Committee. The unapproved carport and AC condenser must be removed.**



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I – 26072 Waterwheel - Shishido: A site visit was conducted 8-7-26. The roof material has been replaced and the patio shade structure constructed as approved. **Acceptable to the Committee.**

J – 26502 Silver Saddle - Slate: The Committee approves the return of the Applicant's Performance Deposit for the front yard hardscape and landscape.