



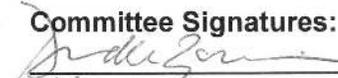
SMITH / architects

**Architectural Review
Nellie Gail Ranch Owners Association**

January 13, 2025

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

Committee Signatures:







Attendees:

ARC – Laurie 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 1-13-26:

Design Application Review:

1 – 27785 Hidden Trail Road – Azamian: The Applicant's request to add floor area is approved with the following condition:

1. The finish material and details (e.g., roofing, stucco, windows, doors, eaves, etc.) must match the existing finish materials and details.

2 – 27746 Hidden Trail - Cidambi: The Applicant's request to paint the house trim and modify rear yard hardscape and landscape including a portable changing room, synthetic turf, pool, spa, supporting equipment and thermal solar panels is approved with the following conditions:

1. The existing storm water drainage system will be preserved or enhanced to convey storm water to the address street.
2. The pool equipment will be fully and continuously screened from the neighboring homes and street.
3. The thermal solar panels will be mounted on the rear roof of the home. The panels will be mounted parallel / flush to the roof. Piping will be painted to match the adjacent surface.



3 – 26122 Spur Branch - Motadi: The Applicant's after the fact request to install a front yard fence is approved with the following conditions:

1. The Drift Rose reaches heights of 1.5 to 2 feet with a spread of 2 to 3 feet. The Drift Rose is primarily a ground cover rose and not tall enough to soften the appearance of the fence. The Drift Rose is to be minimum 1-gallon containers placed closer to the street and spaced at no more than 4 feet on center. A minimum of 70 percent of the ground must be covered within 1 year.
2. There are nearly 50 varieties of Lavender. None of the varieties will grow tall enough and maintain a year-round height to screen the fence. A hedge such as Wax Leaf Privet or a native salvia such as *Salvia clevelandii* "Winifred Gilman" is to be planted adjacent to the fence and behind the Drift Rose. The plants are to be a minimum 1-gallon size and spaced no more than 3 feet on center for the Wax Leaf Privet and no more than 8 feet on center for the Salvia.
3. No rock, gravel or decomposed granite may be used as a ground cover. Natural colored organic mulch or wood chips may be placed while the plants mature.

4 – 25516 Lone Pine - Zamiri: 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.

Notice of Completion Review:

A – 25966 Poker Flats - Chincian: A site visit was conducted 1-12-26. The painting of the exterior of the home and roof replacement has been completed as approved. **Acceptable to the Committee.**

B – 26182 Glen Canyon - Duehring: A site visit was conducted 1-12-26. The driveway replacement has been completed as approved. **Acceptable to the Committee.**



C – 27552 Gold Dust - Edwards: A site visit was conducted 1-12-26. The rear yard hardscape and landscape refresh has been completed as approved. **Acceptable to the Committee.**

D – 26031 Waterwheel - Litman: A site visit was conducted 1-12-26. The home has been painted, front window added, front and rear yard hardscape replaced, and the rear deck replaced as approved. **Acceptable to the Committee.**

E – 25521 Gallup – Fedoryk: Photographs provided by Staff. NOC follow-up. The PV solar panel installation including painting the conduit has been completed as approved. **Acceptable to the Committee.**

F – 26221 Mt Diablo - Giuliano: Photographs provided by Staff. The additional PV solar panels for the rear of the home have not been installed. The solar panel project has been abandoned. **Acceptable to the Committee.**

G – 26221 Mt Diablo - Giuliano: Photographs provided by Staff. The select window and door replacement has been completed with the following deviation:

1. The stucco repair around the replaced doors and windows does not match the existing stucco color. The home requires fresh paint. **Not acceptable to the Committee. Paint the stucco to match or submit an Application for a new color scheme.**

H – 27101 Hidden Trail - Janfarza: A site visit was conducted 1-12-26. The status of the Notice of Completions denied in October of 2024 are as follows:

1- 27101 Hidden Trail - Janfarza: A site visit was conducted 10-4-24. The roof material has been replaced with the following deviation:

1. Roof material on the freestanding patio shade structure was not replaced to match the house. **Acceptable to the Committee due to the structure not being visible from the street. 1-13-26 Update: Approved in 2024.**

2 - 27101 Hidden Trail Road - Janfarza: A site visit was conducted 10-4-24. The PV solar panel installation has been completed as approved. **Acceptable to the Committee. 1-13-26 Update: Approved in 2024**

3 - 27101 Hidden Trail Road - Janfarza: A site visit was conducted 10-4-24. The rear yard landscape and hardscape improvements have not been constructed. The rear yard appears to have temporary measures in place. **Not acceptable to the Committee. Complete the work and submit a new Notice of Completion. 1-13-26 Update: The rear yard hardscape and landscape**



SMITH / architects

*Improvements have been completed as approved. **Acceptable to the Committee.***

4 - 27101 Hidden Trail Road - Janfarza: A site visit was conducted 10-4-24. The floor area addition has been completed with the following deviations:

1. 10 sets of flood lights have been placed around the home. **Not acceptable to the Committee. The lights are to be motion sensor activated. Point all the light fixtures downward to avoid casting light into neighboring properties. 1-13-26 Update: The flood lights have not been pointed downward. **Acceptable to the Committee due to no neighbor complaints. The lights will need to be pointed down if a neighbor complains.****
2. Stucco under the electrical panel has not been replaced. **Not acceptable to the Committee. Complete the stucco work. 1-13-26 Update: The stucco repairs have been completed. **Acceptable to the Committee.****

I – 25532 Rapid Falls - Shin: A site visit was conducted 1-12-26. The driveway replacement and parking pad installation has been completed with the following deviation:

1. The hedge required to screen parked cars has not been planted. **Not acceptable to the Committee. Plant the hedge.**

J – 26092 Spur Branch - Motadi: Photographs provided by Staff. The PV solar panel installation has been completed with the following deviation:

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