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**Architectural Review
Nellie Gail Ranch Owners Association**

October 21, 2021

Diane Goodchild

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

Committee Signatures:

Attendees:

ARC – Vanessa Kon, Ken Robertson, Brian Von Helmolt
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 10-12-21:

Design Application Review:

1 – 27402 Westridge Lane - Alpert Dore: The Applicant’s request to modify rear yard hardscape is approved as submitted.

2 – 25478 Nellie Gail Road - Kyle Brumleu: The Applicant’s request to replace doors and windows is approved with the following conditions:

1. All doors and windows will be replaced at the same time to assure a match.
2. Stucco or siding, damaged as part of the work, will be repaired to match the existing in color, texture and dimension.

3 – 27132 Shenandoah Drive - Chris Carey: The Applicant’s “after the fact” request to modify rear slope planting including fences and trees is approved as submitted.



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4 – 25262 Rockridge Road - Joseph Depillo: The Applicant's request to paint the exterior of the home including modification of the brick veneer is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a sample / inspiration photograph of the proposed brick whitewash.

5 – 25601 Rapid Falls Road - Steven Egge: The Applicant's request to install PV solar panels is approved with the following conditions:

1. Wiring is to be 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. Any equipment other than the inverter 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. No trees are to be removed or trimmed to facilitate the installation.
6. Roofing material, damaged as part of the work, is to be replaced with materials to match existing.

6 – 26081 Hitching Rail Road - Mahmoud and Mahnza Fatolahzedeh: The Applicant's request to modify rear yard hardscape and install a patio shade structure is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Illustrate the location of the proposed patio cover on the site plan. Provide setback dimensions from the property lines.
 - b. Provide a specification for the proposed patio cover to clarify the length, width, height, materials and colors.

7 – 25451 Wagon Wheel Circle - Jay Hachey: The Applicant's request to modify rear yard hardscape and landscape including a retaining wall, patio covers, outdoor kitchen and fireplace is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a grading and drainage plan prepared by a licensed civil engineer for the rear yard Improvements.
2. The pool equipment is to be screened. Provide solid wall or landscape screening.



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3. The landscape lighting is to be low lumen (250 or less) and low kelvin (2700 or less). Adjust the lighting and add notes to the plans.

Note to Applicant: The Committee finds the design concept acceptable but must have the information listed above provided, before issuing a final approval.

8 –26071 Red Corral Road - Van Hoang: The Applicant's request to install PV solar panels is approved with the following conditions:

1. The solar panels over the garage are to be relocated to the similarly oriented roof over the entry and living room.
2. Wiring is to be housed in conduit painted to match the adjacent surface.
3. The frame of the solar array is to be a dark color not a clear anodized aluminum
4. Any equipment other than the inverter is to be housed inside or screened from the street and adjacent properties.
5. The solar system must be installed flush / parallel to the roof.
6. No trees are to be removed or trimmed to facilitate the installation.
7. Roofing material, damaged as part of the work, is to be replaced with materials to match existing.

9 – 27692 Greenfield Drive - Tze Kin and Betina Ip: The Applicant's request to paint the exterior of the home is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a sample / inspiration photograph of the proposed brick whitewash.

10 – 25781 Highplains Terrace – Anthony Levatino: The Applicant's request to replace and modify a deck is approved as submitted.

11 – 25781 Highplains Terrace - Anthony Levatino: The Applicant's request to modify front and rear yard landscape and rear yard hardscape including a barbeque island, fire pit and decorative fountain is approved as submitted.

12 –26041 Horseshoe Circle - Xiuzhi Liu: The Applicant's request to install PV solar panels is approved with the following conditions:

1. Wiring is to be 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. Any equipment other than the inverter 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.



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5. No trees are to be removed or trimmed to facilitate the installation.
6. Roofing material, damaged as part of the work, is to be replaced with materials to match existing.

13 – 25472 Spotted Pony Lane - Robert Lyman: The Applicant's request to remove trees is denied due to the following:

1. Replacement trees are to be proposed.

14 – 27221 Westridge Lane - Mai Park: The Applicant's request to reconfigure and replace garage doors is approved with the following condition:

1. The garage doors will have no windows.

15 – 26011 Nellie Gail Road - Craig and Jackie Scott: The Applicant's request to add floor area, replace doors and window and paint the exterior of the home is approved with the following conditions:

1. All windows and doors on the home are to be replaced at the same time or all frames are to be painted the same color to assure a match.
2. New roofing is to match the existing.

16 – 26025 Red Corral Road - Douglas and Grace Spangler: The Applicant's request to replace doors and windows, remove brick veneer and paint the exterior of the home is approved with the following condition:

1. All windows and doors on the home are to be replaced at the same time or all frames are to be painted the same color to assure a match.

17 – 26031 Waterwheel Place - George and Gina Stewart: The Applicant's request to replace the driveway is approved as submitted.

18 – 26432 Dapple Grey Drive - Mark and Sheri Scheele: The Applicant's request to amend previously approved plans with a new barbeque island and storm water drainage is approved as submitted.



Notice of Completion:

A – 25561 Rapid Falls Road - Emelie Bakardzian: (Photos provided by Staff). The exterior of home has been painted with the following deviations:

1. Gold / brass accent color has been added to the iron fence and gate. **Acceptable to the Committee.**
2. Paint overspray is visible on the brick wall cap and roof tile. **Not acceptable to the Committee. Remove the overspray.**

B – 25222 Derbyhill Drive - Roger Bennett: (Photos provided by Staff). Windows have been replaced as approved. **Acceptable to the Committee.**

C – 25031 Buckboard Lane - Julius and Lynette Brinkis: A site visit was conducted 10-7-21. The new home has been completed with the deviations:

1. There is insufficient landscape planting on the slope facing the street to screen the new wall and the RV stored on the driveway (CC&R violation). **Not acceptable to the Committee. Larger mature plants and trees will be needed to screen the wall and RV. Until the plants grow, the RV must be stored outside of Nellie Gail or where it is fully screened from the street.**
2. Landscape planting has not been added to screen the chicken coop. The neighbor's landscape is screening the coop. **Acceptable to the Committee.**

D – 26116 Red Corral Road - Hal Darring: (Photos provided by Staff). The front doors have been replaced as approved. **Acceptable to the Committee.**

E – 25132 Buckboard Lane - William Fellers Jr: A review and discussion of a previously denied NOC. Additional plants will be needed to reduce the amount of decomposed granite.

F – 25272 Derbyhill Drive - Charles and Regina Granville: A review and discussion of a previously denied NOC. The Homeowner has painted the substructure. Texas privet will be planted around the deck and pool equipment to screen it.

G – 25201 Derbyhill Drive - Jeffrey Hanson: A site visit was conducted 10-7-21. The floor area addition has been completed with the following deviation:

1. The garage was not constructed. **Acceptable to the Committee.**



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H – 25201 Derbyhill Drive - Jeffrey Hanson: A site visit was conducted 10-7-21. The rear yard hardscape and landscape Improvements including a pool and spa and dining pavilion have been completed as approved. **Acceptable to the Committee.**

I – 25201 Derbyhill Drive - Jeffrey Hanson: A site visit was conducted 10-7-21. The roof material has been replaced and the exterior of the home painted as approved. **Acceptable to the Committee.**

J – 26861 Highwood Circle - John Martindale: A site visit was conducted 10-7-21. The rear yard hardscape Improvements including a pool and spa, retaining walls and pavilion have been constructed with the following deviations:

1. Construction materials and debris are visible from the street. **Not acceptable to the Committee. Remove the construction materials and debris.**
2. The pavilion is not completed. **Not acceptable to the Committee. Complete the work.**
3. Insufficient landscape screening has been placed to screen the retaining walls. **Not acceptable to the Committee. Complete the planting.**

K – 24941 Nellie Gail Road – Ebrahim and Zahra Moin: A review and discussion of a previously denied NOC. Homeowner was unable to connect on-line.

L – 26022 Nellie Gail Road - Monacko LLC: A site visit was conducted 10-7-21. The front door has been replaced as approved. The front yard landscape planting has been replaced as approved. Th exterior of the home has been painted as approved. **Acceptable to the Committee.**

M – 25901 Hitching Rail Road - Josh Nessa: The rear yard Improvements including a retaining wall and landscape have been constructed with the following deviations:

1. Planting is not complete. **Not acceptable to the Committee. Complete the work.**
2. An additional wall is being constructed. **Not acceptable to the Committee. Submit a revise plan.**
3. Hardscape appears to be in progress (elevated drains). **Not acceptable to the Committee. Complete the work.**

N – 27261 Lost Colt Drive - Andre and Louise Peron: A site revisit was conducted 10-7-21. The room addition has been completed as approved. **Acceptable to the Committee.**



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O – 27471 Maverick Circle - George Sarka: (Photos provided by Staff). Installation of synthetic turf has been completed as approved. **Acceptable to the Committee.**

P – 26076 Waterwheel Place - Ellen Schreiber: (Photos provided by Staff). Revisit. The construction debris has been moved from the front yard. Mulch has been placed in the planter area used for trash can storage. **Acceptable to the Committee. Trash cans should be stored behind the gates.**

Q – 27382 Lost Colt Drive - Erwin and Mary Spitz: A site visit was conducted 10-7-21. The front / side yard slope has been planted as approved. **Acceptable to the Committee.**

R – 25342 Derbyhill Drive - Michael and Carrie Tidus: A site revisit was conducted 10-7-21. The wall top finial has been replaced with a matching light fixture as requested by the Committee. **Acceptable to the Committee.**

S – 25432 Nellie Gail Road - Anthony and Alice Tsay: (Photos provided by Staff). The doors and windows have been replaced as approved. **Acceptable to the Committee.**

T – 25042 Buckboard Lane - Russel and Ginger Venanzi: (Photos provided by Staff). Podocarpus have been planted to screen the tree house. **Acceptable to the Committee.**

U – 25411 Gallup Circle - Martin Wildgoose: Review of denied solar panel installation. The solar panel screening has not been completed as approved. **Not acceptable to the Committee. Not acceptable to the Committee. Screen all three sides of the rack with horizontal wood siding.**

V – 26512 Broken Bit Lane - Bryan and Beth Wilson: (Photos provided by Staff). The front door has been replaced as approved. **Acceptable to the Committee.**