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**Architectural Review
Nellie Gail Ranch Owners Association**

June 10, 2021

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

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Committee Signatures:

Attendees:

ARC – Vanessa Kon, Stephen Davis, Brian Von Helmolt, Ken Robertson
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 5-11-21:

Design Application Review:

1 – 25101 Anvil Circle - Stephen Barkow: The Applicant’s after the fact request to construct a chicken coop is approved with the following conditions:

1. The placement, maintenance and use of the coop must comply with Nellie Gail Ranch governing documents and use restrictions.
2. The placement, maintenance and use of the coop must comply with City Ordinances and Animal Regulations for setbacks and maintenance. Any revisions to the coop placement will required resubmittal to the ARC for review and approval.
3. The number of chickens and any other animals must not exceed the maximum permitted animal units as defined by the City.



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4. The chicken coop must be maintained in a manner so as not to create an unreasonable noise or odor nuisance.

2 – 25502 Rodeo - Wesley Chan: The Applicant's request to replace retaining walls and property line fence and install plants and new storm water drainage system is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a planting plan.
 - b. The storm water drainpipe is illustrated under the trail. The point of discharge is not illustrated. Illustrate where the storm water discharges.
 - c. Illustrate the proposed fence on sheet L-1.

3 – 25422 Spotted Pony Lane - Patrick Currall: The Applicant's request to remove a chimney and install a French door, balcony rail and bi-fold door is approved with the following conditions:

1. Brick, siding and stucco damaged as part of the work is to be repaired to match the existing in color, texture and dimension.
2. All doors (existing and proposed) are to be painted the same color.

4 – 27073 Hidden Trail Road - Jeffrey and Mel Keane: The Applicant's request to modify rear yard landscape and hardscape including a fire pit and pathway is approved as submitted.

5 – 24782 Red Lodge Place - Linda Mansouri/Khorsandi: The Applicant's request to paint the garage doors and front door and install concrete pavers in the rear yard is approved with the following condition:

1. The storm water drainage system in the rear yard is to be preserved or enhanced to convey storm water to the address street.

6 – 25771 Bucklestone Court - Samuel Lee: The Applicant's request to paint the sides and rear of the home to match the front of the home is approved as submitted.

7 – 27191 Lost Colt Drive - Robert Mabesa: The Applicant's request to add floor area is denied due to the following:

1. The side yard setback for a primary dwelling is to be no less than 10 percent of the average lot width. An 85 foot wide lot requires a minimum 8.5 foot side yard setback. Adjust the plans.



8 – 25392 Derbyhill Drive - Geraldo Ortiz: The Applicant's request to replace front yard landscape and rear yard hardscape and landscape including a gazebo and barbeque counter is denied due to the following:

1. Rocks or pebbles may not be used as the primary ground cover in the front yard. A minimum of 80% of the unpaved ground plane is to be covered with plants within 1 year. Modify the plan with additional plants. Sufficient plants must be placed to soften the appearance of the front fence.

9 – 26582 Dapple Grey Drive - Michael and Carol Patrick: The Applicant's request to replace select windows is denied due to the following:

1. The proposed windows should have a divided lite pattern to match the existing windows, or all windows should be replaced at the same time to assure a match.

10 – 25791 Nellie Gail Road - Ryan Perneh: The Applicant's request to replace a patio deck and balcony is approved with the following condition:

1. Horizontal siding is to be placed on the side of the patio deck to screen the substructure (posts and beams) of the patio deck.

11 – 26192 Flintock Lane - Michael Quan: The Applicant's request to modify front yard landscape planting is approved with the following condition:

1. The landscaped area is to include a new automatic irrigation system for watering the new plants.

12 – 25462 Nellie Gail Road - David and Karen Robbins: The Applicant's request to replace hardscape and resurface the pool is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a plan to clarify the extent of the proposed work.

13 – 25491 Rapid Falls Road - Reza Saleh: The Applicant's to paint the exterior of the home (after the fact), replace doors, construct walls, and modify front yard landscape including tree removal and lighting is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Clarify on the plans and photographs which trees will be removed.
 - b. Clarify on the planting plan the species of all plants and trees illustrated on plan.



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- c. Provide a lighting plan or clarify lighting is limited to the fixtures on the home.
 - d. Clarify the doors to be replaced and provide a brochure of the proposed doors.
 - e. Clarify on the plan which walls are to be modified or constructed.
2. A sufficient quantity of plants is to be placed to achieve 80 percent plant coverage within 1 year. Rock and gravel are not to be the primary ground cover. Natural organic mulch, wood chips or bark may be placed as a ground cover while the plants fill in. Adjust the plan to place plants into meaningful groupings and add ground cover plants in place of the waves of colored rock.

14 – 27651 Gold Dust Lane - David Schweitzer: The Applicant's request to replace windows is approved with the following condition:

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

15 – 25942 Hitching Rail Road - Seo Youngha: The Applicant's request to construct a tennis court is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide the color of the chain link court fence and the wind cloth.
 - b. Provide specifications on the proposed court lights.
 - c. Provide a landscape plan and plant list.
2. The proposed retaining walls are too tall and too close to the adjacent property. The court should be further recessed or setback at a 1 to 1 ratio from the property lines to allow landscape screening. The downhill facing retaining wall should be reduced in height through grading.
3. The proposed court lighting is too tall. Maximum 12 foot tall poles with more light standards should be proposed. Trees will need to be placed to surround the court and screen lighting from adjacent homes.

16 – 25801 Nellie Gail Road - Jennifer Shigei and James Seat: The Applicant's request to construct a skateboard ramp is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a landscape planting plan and plant list. Planting will be needed to screen the ramp from adjacent properties.



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- b. Provide a storm water drainage plan. Clarify how storm water run-off from the ramp will be managed.
- c. Clarify if the ramp will be illuminated. If so, provide a lighting plan and light specifications.

2. Horizontal siding is to be placed on the side of the ramp to screen the substructure (posts and beams) of the ramp.

17 – 25041 Mustang Drive - Mr. and Mrs. James Thayer: The Applicant's request to replace roof material is approved as submitted.

18 – 26461 Broken Bit - John Um: The Applicant's request to replace rear patio with pavers, resurface the pool and spa and construct a retaining wall and fire pit is approved with the following condition:

1. The storm water drainage system in the rear yard is to be preserved or enhanced to convey storm water to the address street.

19 – 26501 Dapple Grey Drive - Barbara Walder: The Applicant's request to replace front yard ground cover with natural turf is approved as submitted.

20 – 27371 Hidden Trail Road - Mariam Yusuf: The Applicant's request to paint the exterior of the home and construct a pool and spa with supporting equipment and utilities is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. The Application states that exterior colors have not been selected. Proposed colors must be submitted for review and approval.

21 – 25902 Hitching Rail Road - Ronald Zeffer: The Applicant's request to paint the exterior of the home is approved with the following condition:

1. The brick will be whitewashed as opposed to painted.

22 – 27592 Deputy Circle - Hamid Ahwazi: The Applicant's request to modify previously approved paint colors for the exterior of the home is approved as submitted.

Notice of Completion:

A – 25412 Wagon Wheel Circle - Ricardo and Mic Brutocao: (Photos provided by Staff). The roof material has been replaced as approved. **Acceptable to the Committee.**



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B – 26192 Red Corral Road - Todd and Mary King: (Photos provided by Staff). The exterior of the home has been painted as approved. **Acceptable to the Committee.**

C – 27562 Lost Trail - Nicole and Rich LeDrew: NOC postponed.

D – 25402 Mustang - Jaime McGrath: A site visit was conducted 5-6-21. The rear yard hardscape and landscape Improvements have been completed with the following deviation:

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

E – 27752 Hidden Trail Road - Andrew Phillips: (Photos provided by Staff). The installation of the trail gate has been completed as approved. **Acceptable to the Committee.**

F – 26492 Broken Bit Lane - Frank Terence: (Photos provided by staff). Installation of the PV solar panels has been abandoned. Photos provide evidence panels were not installed. **Acceptable to the Committee.**

G – 27122 Shenandoah Drive - James and Lorraine Wharrie: (Photos provided by Staff). The installation of the front yard pavers has been completed as approved. **Acceptable to the Committee.**

H – 25242 Derbyhill Drive – Michael and Nancy Hayzer: A site visit was conducted 5-6-21. The property line wall has been completed. The tech was unable to take photographs to confirm the finish on the back side of the wall facing the neighbor. **Acceptable to the Committee.**