



SMITH / architects

**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

**Committee Signatures:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attendees:

ARC – Vanessa Kon, 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 6-8-21:

**Design Application Review:**

**1 – 27041 Hidden Trail Road - Masam Aslanpour:** The Applicant’s request to replace windows, doors, roofing, exterior paint and modify front and rear yard hardscape and landscape including paving the front yard, retaining wall, sport court (without lighting), and outdoor kitchen is approved with the following condition:

- 1. A boundary survey and staking will be required to validate property line location.

**2 – 25561 Rapid Falls Road - Emelie Bakardzian:** The Applicant’s request to paint the exterior of the home is approved as submitted.

**3 – 25751 Pecos Road - Michael and Karen Bennett:** The Applicant’s request to improve rear yard storm water drainage, add floor area and renovate the exterior of the home is approved with the following condition:

- 1. Landscape and hardscape changes in the front yard are not approved. Plans and specification are to be submitted for proposed planting and concrete driveway resurfacing.



SMITH / *architects*

**4 – 25672 Pinto Court - Donald and Jane Bounds:** The Applicant's request to construct a covered patio, add floor area and renovate the exterior of the home is approved as submitted.

**5 – 25661 Rapid Falls Road - Michael Buttlar:** The Applicant's request to stucco color coat the exterior of the home and garden walls and paint the trim is approved as submitted.

**6 – 25892 Pecos Road - Kelly Clyde:** The Applicant's request to install solar panels, California Room, pool and spa with waterfall, fire pit, concrete pad, future pool house and rear yard hardscape and landscape is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
  - a. Provide specifications or exhibits to confirm the new roofing will match the existing roofing on the home or all roof material will be replaced. The roofing must be Presidential TL or similar multi-ply laminated shingles.
  - b. The concrete pad is to be used as a sport court. Clarify if the sport court will be illuminated. Add notes to the plans to clarify the use and specifications for lighting if any is proposed.
  - c. Provide plans and specifications for the future pool house or eliminate the reference from the plans.
  - d. Provide a setback dimension to the waterfall.

**7 – 26132 Red Corral Road - Zahra Farjamrad:** The Applicant's request to construct a property line wall is approved with the following conditions:

1. The wall will be placed within property boundaries.
2. The wall will be landscape screened.
3. No wrought iron fencing will be placed on top of the wall.
4. The wall will match the design, finish and color of the existing wall.

**8 – 27361 Lost Trail Drive - Ryan Fisk:** The Applicant's after the fact request to install a retaining wall and chicken coop is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
  - a. Clarify the use of the pad area created by the new retaining wall.
  - b. Provide a storm water drainage plan for the new wall and pad.
  - c. Provide engineering for the retaining wall.



SMITH / *architects*

**9 – 25345 Gallup Circle - Ali Ghomizadeh:** The Applicant's after the fact request to replace the front door and extend a property line wall is approved as submitted.

**10 – 26221 Mt. Diablo Road - Peter Giuliano:** The Applicant's request to replace select doors and windows is approved with the following condition:

1. The frame color of the new doors and windows is the match the white frame color of the existing doors and windows.

**11 – 27281 Hidden Trail Road - Antonio Gutierrez:** The Applicant's request to amend previously approved plans for a renovated home is approved as submitted.

**12 – 27191 Lost Colt Drive - Robert Mabesa:** The Applicant's request to add floor area is approved with the following condition:

1. Roofing material is to match the existing barrel tile.

**13 – 27411 Lost Trail Drive - Garrett Mitton:** The Applicant's request to construct a patio cover is approved as submitted.

**14 – 26381 Dapple Grey Drive - Nasim Mohebbi:** The Applicant's request to replace the front door is approved as submitted.

**15 – 27221 Westridge Lane - Mai Park:** The Applicant's request to replace select doors and windows is approved as submittal.

**16 – 25791 Nellie Gail Road - Ryan Permech:** The Applicant's request to replace a rear deck, resurface a patio and construct an outdoor kitchen and fire pit 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.

**17 – 26064 Red Corral Road - Keith Pince:** The Applicant's request to install PV solar panels on the roof of the home 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.



SMITH / *architects*

**18 – 27131 Lost Colt Drive - Farhad Raiszadeh:** The Applicant's request to add floor area is approved with the following condition:

1. The frame color of the new windows is to match the white frame color of the existing windows.

**19 – 27745 Hidden Trail Road - Glenn Reynolds:** The Applicant's request to paint the exterior of the home is approved as submitted.

**20 – 26401 Houston Trail - Lance Rifenberg:** The Applicant's after the fact request to replace railroad ties with block, replace gates and install raised planters, construct a fire pit and install a gazebo is approved with the following conditions:

1. The gazebo is to be portable and not anchored or bolted to the ground.
2. The proposed fire pit is to be setback a minimum of 6 feet from the side property line.
3. The wood screen located adjacent to the property line is to be finished on both sides.
4. Future items are not approved. Improvements must be submitted for review and approval only when the Applicant is prepared to perform the work. Plans and specifications of each proposed Improvement will be required at the time of submittal.

**21 – 25462 Nellie Gail Road - David Robbins:** The Applicant's request to replace front and rear yard concrete with pavers is approved as submitted.

**22 – 25491 Rapid Falls Road - Reza Saleh:** The Applicant's after the fact request to paint the exterior of the home, replace doors and modify front yard landscape including tree removal and lighting is approved as submitted.

**23– 25801 Nellie Gail Road - James Seat:** The Applicant's after the fact request to construct a skateboard ramp is approved with the following conditions:

1. Horizontal siding is to be placed on the side of the ramp to screen the substructure (posts and beams) of the ramp.
2. Podocarpus gracilior is to be used in place of the privet. The plants are to be placed at 4 feet on center to full screen the play equipment.



SMITH / *architects*

**24 – 25955 Glen Canyon Drive - Frederick Stafford:** The Applicant's request to install PV solar panels on the roof of the home 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

**25 – 25551 Rapid Falls Road - Sergiusz and K Swiderski:** The Applicant's request to paint the wrought iron fence is approved as submitted.

**26 – 27222 Lost Colt Drive - Gary Teichrow:** The Applicant's request to demolish and replace a home is approved with the following conditions:

1. A separate Application is to be submitted for landscape and hardscape including:
  - a. Provide a planting plan and plant list.
  - b. Provide a grading and drainage plan.
  - c. Provide a color and material board.
  - d. Provide the location of the mechanical equipment such as pool pumps and AC condensers.

**27– 25591 Rapid Falls Road - Shannon Van De Poel:** The Applicant's request to construct a patio cover, pool equipment enclosure and outdoor kitchen and shade structure is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
  - a. Provide set back dimensions from the side yard property lines to the proposed structures.
  - b. Provide keynotes on the elevations to describe the proposed materials to be used on the structures.

**28 – 25042 Buckboard Lane - Russell and Ginger Venanzi:** The Applicant's request to replace a driveway is approved as submitted.

**29 – 27431 Lost Trail Drive - Darrell and Danna Willoughby:** The Applicant's request to paint the exterior of the home is approved as submitted.



SMITH / architects

**30 – 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 approved with the following condition:

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. The Mexican Pebbles are to be a minimum 2 inch size.

### **Notice of Completion:**

**A – 26152 Hitching Rail Road - Robert Bryd Trustee:** (Photos provided by Staff). The rear yard turf has been replaced as approved. **Acceptable to the Committee.**

**B – 27182 Hidden Trail Road - Don and Susan Caskey:** (Photos provided by Staff). The property line wall has been replaced as approved. **Acceptable to the Committee.**

**C – 25762 Dillon Road - Walter Colbert:** A site visit was conducted 6-2-21. The driveway and walkway have been replaced as approved. **Acceptable to the Committee.**

**D – 25762 Dillon Road - Walter Colbert:** A site visit was conducted 6-2-21. The rear yard hardscape and landscape Improvements, including construction of fire pit and installation of barbecue and covered patio, have been completed as approved. **Acceptable to the Committee.**

**E – 27472 Hidden Trail Road - Gregory Dorso:** The ground mounted solar panels have been installed with the following deviation:

1. The horizontal wood siding to screen the sub-structure has not been installed. **Not acceptable to the Committee. Provide the horizontal wood siding.**

**F – 26221 Mt Diablo Road - Peter Giuliano:** (Photos provided by staff). The synthetic turf has been replaced with the following deviation:

1. The concrete mow strip has not been placed to separate natural and synthetic turf. **Acceptable to the Committee.**

**G – 24772 Red Lodge Place - Thomas Gorton:** (Photos provided by Staff). The solar panel installation has been canceled. No system was installed. **Acceptable to the Committee.**



**H – 26162 Glen Canyon Drive - Michael Mansouri:** A site visit was conducted 6-2-21. The front and rear yard hardscape replacement has been completed as approved. **Acceptable to the Committee.**

**I – 27351 Hidden Trail Road -Thomas O’Hagan:** (Photos provided by Staff). The installation of new garage doors, gate and front doors has been completed as approved. **Acceptable to the Committee.**

**J – 26582 Dapple Grey Drive - Michael and Carol Patrick:** (Photos provided by Staff). The window and door project has been abandoned. Windows and doors have not been replaced. **Acceptable to the Committee.**

**K– 25502 Lone Pine Circle - Eric Presley:** (Photos provided by Staff). The painting of the exterior of the home has been completed as approved. **Acceptable to the Committee.**

**L – 27651 Gold Dust Lane - David and RE Schweitzer:** (Photos provided by Staff). The installation of the PV solar panels has been completed as approved. **Acceptable to the Committee.**

**M – 26212 Hitching Rail Road - Chris Varga:** A site visit was conducted 6-2-21.

1. Homeowner has decided to cancel the addition project. Photos confirm project has been abandoned. **Acceptable to the Committee.**
2. Pavers have been installed as described in 6-1-21 letter from Homeowner in place of addition. **Acceptable to the Committee.**
3. Natural grass is currently being installed as described in same letter. Not complete. **Acceptable to the Committee but must be completed.**
4. Cypress have been planted along right side property wall within planter. Not on plans. **Acceptable to the Committee.**
5. Windows at rear of house have been replaced or repaired, but not painted to match home. **Not acceptable to the Committee. Complete the stucco repair and painting.**

**N – 26501 Dapple Grey Drive - Barbara Walder:** A site visit was conducted 6-2-21. Natural turf has been placed in the front yard as approved. **Acceptable to the Committee.**

**O – 26501 Dapple Grey Drive - Barbara Walder:** A site visit was conducted 6-2-21. Reconstruction of the deck and repairs of rear yard concrete has been completed as approved. **Acceptable to the Committee.**



SMITH / *architects*

**P – 26501 Dapple Grey Drive - Barbara Walder:** A site visit was conducted 6-2-21. The exterior of the home has been repainted and garage doors replaced. There was no record of approval provided. **Acceptable to the Committee.**