



Submittal maps
August 2021.docx

Architectural Review

Nellie Gail Ranch Owners Association

August 16, 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 8-10-21:

Design Application Review:

1 – 27182 Westridge Lane - Joseph Bybel: The Applicant’s request to replace an existing patio shade structure with an aluminum structure with adjustable louvers is approved as submitted.

2 – 25511 Rapid Falls Road - Amy and Howsieng Chua: The Applicant’s request to modify the Mediterranean home to match the unapproved modern metal and glass doors is denied due to the following:

1. The garage doors do not complement the architecture of the home. The garage doors should be replaced, or the Mediterranean character of the home modified to a more contemporary appearance. Painting of the home is not sufficient. Door and window replacement, roofing replacement and removal of Mediterranean detailing will be required.

3 – 27746 Hidden Trail Road - Ravi Cidambi: The Applicant’s request to install garden walls and gates and modify rear yard hardscape including a fire pit and barbeque island is approved as submitted.

4 – 25902 Nellie Gail Road - Steven and Janet Dowd: The Applicant’s request to add floor area and renovate the exterior of the home including new garage doors, new fireplace and painting is approved with the following condition:

1. Whitewashing the existing stone will not make it appear like the inspiration photograph. The existing stone must be replaced with stone to match the inspiration photograph.

5 – 26571 Stetson Place - Kevin Green: The Applicant's request to create a front porch with pavers, replace garage doors, exterior lighting, porch posts, front door and paint is approved with the following condition:

1. The porch posts are to be no more than double their current post size. The posts are to remain white and not stained to match the front door.

6A – 25451 Wagon Wheel Circle – Sarah Palmer and 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 side yard setbacks to the proposed patio covers.
 - b. Clarify the roofing material and beam material to be placed on the patio covers.
 - c. Provide a grading and drainage plan prepared by a licensed civil engineer for the rear yard Improvements.
 - d. Clarify how the remaining slope will be accessed for maintenance.
2. The proposed retaining wall is too tall and too close to the property lines. The wall is to be setback a minimum of 5 feet from the side property lines to allow landscape screening between properties. A series of walls, rather than one wall, may be required.
3. Irrigated landscape planting including trees must be placed at the base of the wall(s) to screen and soften its appearance.

6B – 25451 Wagon Wheel Circle – Sarah Palmer and Jay Hachey: The Applicant's request to paint the exterior of the home, replace the garage door and doors and windows is approved with the following conditions:

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

7 – 25662 Dillon Road - Matthew Harrison: The Applicant's request to amend previously approved plans to modify front and rear yard hardscape and landscape including tree removal, driveway replacement, fence, retaining walls, patio cover, fireplace, sport court, sport court lighting and outdoor kitchen is approved with the following conditions

1. The gravel, near the home, in the front yard is to a natural colored beige to match the previously approved gravel in the rear dining area. White or black gravel is not approved.

2. Gravel may not be placed adjacent to the street. Turf or planting covering 80% of the surface area with natural organic mulch material may be placed in this area.
3. Railroad tie retaining walls parallel to side property lines must be set back a minimum of 5 feet to allow landscape screening.

8 – 27122 Lost Colt Drive - Nicholas Howard: 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.

9 – 25442 Gallup Circle - Richard Kalvoda: The Applicant's request to modify roof lines and add windows to convert an attic into a third floor living space is denied due to the following:

1. As set forth in the CC&R's Article VIII, Section 9, homes may not exceed 2 stories in height.

10 – 25111 Anvil Circle - Michael Kite: The Applicant's request to construct an accessory structure bathroom is approved with the following conditions:

1. The stucco siding, roofing and eaves are to match the home.
2. The bathroom is to connect to sanitary waste lines.

11 – 24961 Mustang Drive - Rajesh Ashok Morey: The Applicant's request to paint the exterior of the home is approved as submitted.

12 – 27261 Lost Colt Drive - Andre and Louise Peron: 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.

13 – 26282 Hitching Rail - Bryan Price: The Applicant's request to amend previously approved plans for hardscape and landscape and an extension for construction is approved as submitted.

14 – 27471 Maverick Circle - George Sarka: The Applicant's request to install synthetic turf in the front yard is approved as submitted.

15 – 27101 Hidden Trail Road - Farzad Janfaza: The Applicant’s request to add floor area is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. The setback dimensions are illustrated incorrectly. The setback is parallel to the property line and the dimension is to be perpendicular to the property line. Adjust as needed to provide an accurate setback dimension.
 - b. Provide a roof plan.
 - c. Illustrate the existing accessory structure on the site plan, floor plan and exterior elevation to clarify how the addition will integrate with the structure
2. Additional effort needs to be made to improve the design. The additional floor area does not integrate well with the existing floor area. Windows do not align and appear to have no semblance of order.

16 – 26076 Waterwheel Place - Ellen Schreiber: The Applicant’s request to replace the driveway with pavers, replace garden wall brick cap and remove the wrought iron from the garden wall is approved as submitted.

17 – 26121 Red Corral Road - Erik Schumacher: The Applicant’s request to replace and relocate a side yard fence is approved with the following condition:

1. Plants should be placed in front or behind the fence to screen the rear yard from the street.

18 – 27382 Lost Colt Drive - Mary and Erwin Spitz: The Applicant’s request to landscape the side yard is approved with the following condition:

1. A sufficient quantity of plants is to be placed in the planter areas 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.

19 – 25432 Nellie Gail Road - Anthony and Alice Tsay: The Applicant’s request to replace the front door and select rear and side doors is approved with the following conditions:

1. The color of the door and window frames on the home are to match. The existing windows are to be painted to match the new doors or the new doors are to match the existing windows.
2. Stucco or siding damaged as part of the work is to be repaired to match the existing in color, texture and dimension.

20 – 25042 Buckboard Lane - Russel and Ginger Venanzi: Review of an “after the fact” installation of a tree house. Insufficient information has been provided to evaluate the structure. The Committee will visit the property to evaluate the height, setback from property line and trail and opportunity to landscape screen it.

21 – 25136 Stageline Drive - Jun Yang: The Applicant's request to replace select windows is approved with the following conditions:

1. The color of the door and window frames on the home are to match. The existing windows are to be painted to match the new doors or the new doors are to match the existing windows.
2. Stucco or siding damaged as part of the work is to be repaired to match the existing in color, texture and dimension.

22 – 26041 Horseshoe - Xiuzhi Liu: The Applicant's request to convert a garage to a bathroom and replace a patio shade structure with a balcony is denied due to the following:

1. The proposed balcony will create an unreasonable impact to the adjacent neighbors. A balconette should be considered.
2. Rear setbacks are 25 feet. Balconies may project into a rear setback no more than 5 feet.
3. The garage conversion is not a JADU. It is a garage conversion. The concrete immediately in front of the replaced garage door should be removed to create a planter area.

23 – 26252 Saddle Horn Lane - Ray Yang: The Applicant's request to replace roofing is denied due to the following:

1. The proposed material has little thickness or definition. An alternate material such as Presidential TL should be considered.

Notice of Completion:

A – 25142 Anvil Circle - Charles Bloome: A site visit was conducted 8-4-21. The rear yard Improvements including a pool and spa have been completed as approved. **Acceptable to the Committee.**

B – 25511 Rapid Falls Road - Amy and Howswieng Chua: Photos provided by Staff). The installation of the PV solar panels has been completed as approved. **Acceptable to the Committee.**

C – 26132 Red Corral - Farjamrad: A site visit was conducted 8-4-21. The newly approved wall is in process. Unapproved demolition in the rear yard is in process. The unapproved tube steel fencing and lights remain in place. **Not acceptable to the Committee. The unapproved work is to stop until an Application is submitted and approved. All previously unapproved Improvements including fencing and lighting remains to be corrected.**

D – 25272 Derbyhill Drive - Charles and Regina Granville: A meeting with the Committee to discuss the failed NOC. The Committee will review the records in response to the Applicant's comments.

E – 25111 Anvil Circle - Michael Kite: (Photos provided by Staff). The solar panel installation has been completed with the following deviation:

1. The conduit on the roof has been painted but it does not match the roof material color. **Not acceptable to the Committee. Paint the conduit to match.**

F – 25402 Mustang Drive - Jaime McGrath: A site visit was conducted 8-4-21. The rear yard Improvements including a pool, spa and pavilion have been completed as approved. **Acceptable to the Committee.**

G – 24961 Mustang Drive - Rajesh Ashok Morey: A site visit was conducted 8-4-21. The front yard hardscape and landscape Improvements have been completed as approved. **Acceptable to the Committee.**

H – 27261 Lost Colt Drive - Andre and Louise Peron: A site visit was conducted 8-4-21. The floor area addition has been completed with the following deviation:

1. Painting has not been completed. **Not acceptable to the Committee. Complete the exterior painting.**

I – 27081 Hidden Trail Road - Bertrand Richardson: A site visit was conducted 8-4-21. The front yard hardscape and landscape Improvements have been completed as approved with the following deviation:

1. The paver and concrete pattern in the driveway have been reversed. **Acceptable to the Committee.**
2. A tree was not planted to the right side of the driveway. **Acceptable to the Committee.**

J – 25462 Nellie Gail Road - David Robbins: (Photos provided by Staff). The driveway has been replaced with pavers as approved. **Acceptable to the Committee.**

K– 26212 Hitching Rail Road - Chris Varga: A site visit was conducted 8-4-21. The window installation at the rear of the home has been completed as approved. **Acceptable to the Committee.**

L – 26071 Glen Canyon Drive - Jerome Woods: (Photos provided by Staff). The solar panel installation has been completed with the following deviation:

1. The conduit on the roof has been painted but it does not match the roof material color. **Not acceptable to the Committee. Paint the conduit to match.**