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**Architectural Review
Nellie Gail Ranch Owners Association**

September 21, 2021 - Revised

Diane Goodchild

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

Committee Signatures:

Attendees:

ARC – Vanessa Kon, Ken Robertson, Stephen Davis
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 9-14-21:

Design Application Review:

1 – 25102 Buckboard Lane - Kavoos Ahankoob: 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. Due to the extensive amount of new retaining walls and reconfigured hardscape, provide grading and drainage plan for review and approval.
 - b. Due to the extensive amount of new retaining walls and reconfigured hardscape, provide a planting plan and plant list for review and approval.
2. The rear balcony is extraordinarily large and will create new vistas into the adjacent lots. One side has been screened with a solid wall. The balance of the balcony should be screened with landscape planting.

2 – 25511 Rangewood - Jeffrey Armour: The Applicant’s request to install a flagpole is approved with the following conditions:

1. Only an American flag of a proportional size to the pole will be flown.



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3 – 25071 Mustang Drive - Markos Botros: The Applicant's request to extend window replacement completion until January 2022 is approved as submitted.

4 – 25466 Nellie Gail Road - Joseph and Melody Carruth: The Applicant's request to add floor area and paint the exterior of the home is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. The Association does not use the City of Laguna Hills setback standards. The side yard setbacks are to be a minimum of 10 percent of the Lot width. Provide a complete site plan with property line dimensions and adjust the setbacks as required.
 - b. Provide a complete proposed first and second floor plan. A partial plan is insufficient.
 - c. Provide an elevation of the proposed front of the home.
 - d. Correct the roof plan to reflect the proposed roof forms illustrated in the elevations (side and rear) or correct the elevations to reflect the roof plan.
2. As set forth in the CC&R's, third floors are not permitted. Adjust the plan to remove the modifications to the attic and any new windows to support occupiable space.
3. The painting of the traditional brick should be reconsidered. The brick and existing house colors makes a classically attractive statement that is seldom replicated.

5 – 25431 Spotted Pony Lane - Joseph Cavallo: The Applicant's request for view maintenance is approved with the following direction from the Committee.:

1. The trees surrounding the property are to be selectively laced, trimmed and removed to reduce the tree canopy by at least fifty (50) percent.

6 – 25161 Buckboard Lane - Mabel Chieng: The Applicant's request to replace roofing and install PV solar panels is approved with the following conditions:

1. The roof of the home and the garage are to be replaced at the same time to assure a match.
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.



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6. No trees are to be removed or trimmed to facilitate the installation.

7 – 25151 Mustang Drive - Norman and Jaque Dangelo: The Applicant's "after the fact" request to replace the driveway is approved as submitted.

8 – 26116 Red Corral Road - Hal Darring: The Applicant's request to modify landscape is denied due to the following:

1. Insufficient information has been provided to evaluate the request:
 - a. Provide a comprehensive site plan to clarify where the work will be performed. Provide an outline of the home, property line and street location to assist in the orientation.
 - b. Provide a planting plan with a planting legend to clarify plant placement, ground cover and plant spacing. A minimum of 80% of the unpaved ground plane must be covered with plants within one year.

9 – 26132 Red Corral Road - Zahra Farjamrad: The Applicant's request to replace front and rear yard hardscape is approved with the following conditions:

1. The driveway will not be widened.
2. The existing storm water drainage system is to be preserved or enhanced to convey storm water to the address street.

10 – 27651 Pinestrap Circle - Peter and Kelly Fice: The Applicant's request to replace the rear fence is approved with the following conditions:

1. The fence will be placed within property boundaries and outside the trail easement.
2. The fence will be placed in the same location and in alignment with adjacent fence lines.

11 – 27702 Greenfield - Hill: The Applicant's request to modify rear yard hardscape and landscape including a pavilion, fire pit, barbeques island and pool and spa with a water slide and supporting equipment 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.
2. The proposed pavilion must have materials and roofing material to match the home.



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12 – 25442 Gallup Circle - Richard Kalvoda: The Applicant's request to replace roof materials and selected doors and windows is approved with the following conditions:

1. The frames of the new windows and doors will match the existing in color and profile.
2. Stucco damaged as part of the window and door replacement will be repaired to match the existing in color and texture.
3. No conversion of the attic space to occupiable third floor living space is approved.
4. No changes to the existing roof line are approved.

13 – 25781 Highplains Terrace - Anthony Levatino: The Applicant's request to replace roofing and install PV solar panels is approved with the following conditions:

1. Roof material damaged as part of the installation will be replaced to match the existing.
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.

14 – 25781 Highplains Terrace - Anthony Levatino: The Applicant's request to replace and reconfigure a rear deck is denied due to the following:

1. The substructure of the deck is to be screened with horizontal board siding. Trellis, plywood and shade cloth are not acceptable substitutes. Illustrate the siding and add notes to the plans.

15 – 25232 Stageline Drive - David Lim: The Applicant's request to replace roofing material is approved as submitted.

16 – 26041 Horseshoe Circle - Xiuzhi Liu: The Applicant's request to construct a balcony and convert a garage to a bathroom is approved as submitted.

17 – 26022 Nellie Gail Road – Yacko - Monacko LLC: The Applicant's request to replace the front door is approved with the following condition:

1. Stucco or siding damaged as part of the installation is to be repaired to match the existing in color, texture and dimension.



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18 – 25392 Derbyhill - Ortiz: The Applicant's emergency request to replace the garage doors is approved as submitted.

19 – 24802 Red Lodge Place - Marie Owen: The Applicant's request to replace the front door, garage doors and light fixtures and paint the exterior of the home is approved with the following condition:

1. Lamps are to be low lumen (100 to 150) and low kelvin (2700).

20 – 26481 Silver Saddle Lane - Realty Health Group: The Applicant's request to install a front yard fence and gate is denied due to the following:

1. Insufficient information has been provided do evaluate the request:
 - a. Clarify the gate operation and motor placement. Gates are to swing inward.
2. The proposed fence and columns are too close to the street. The fence and columns should be moved within the property boundary and landscape planting placed between the fence and the street.
3. Lamps are to be low lumen (100 to 150) and low kelvin (2700).

21 – 25942 Hitching Rail Road - Youngha Seo: 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 a grading and drainage plan to clarify the placement of the retaining walls and their height. The retaining wall along the west side of the court needs to be modified to set it further from the property line and to reduce its height.
2. The lower most retaining wall must be screened / softened with irrigated planting. Add plants to the landscape plan.

22 – 24851 Bear Grass Circle - Michael and Carole Steele: The Applicant's request to modify front yard landscape including synthetic turf is approved with the following condition:

1. A minimum of 80% of the unpaved ground plane must be covered with plants within one year.



23 – 25402 Buckboard - Venanzi: The Applicant's "after the fact request to construct a tree house is approved with the following condition:

1. A minimum of four (4) fifteen (15) gallon Podocarpus gracilior are to be planted to fully and continuously screen the tree house from the neighboring property and the trail.

Notice of Completion:

A – 25511 Rangewood Road - Jeffrey Armour: A site visit was conducted 9-8-21. The synthetic turf placement in the rear yard has been limited to a putting green. All other turf placement has been abandoned. **Acceptable to the Committee.**

B – 25511 Rangewood Road - Jeffrey Armour: A site visit was conducted 9-8-21. The custom home has been completed as approved. **Acceptable to the Committee.**

C – 25466 Nellie Gail Road - Joseph and Melody Carruth: (Photos provided by Staff). The PV solar panel installation has been completed as approved. **Acceptable to the Committee.**

D – 27472 Hidden Trail Road - Gregory Dorso: Review of Applicant's response to the Committee's conditions of approval and correction of Notice of Completion Deviations. **At the initial submittal, the Committee asked that the panels be placed on the roof of the home rather than the slope. This would have saved the Owner thousands of dollars. Installing them on the slope came with conditions, and additional costs the Owner accepted. The Committee will accept irrigated landscape planting around the entire perimeter of the panels to screen the sub-structure (not shade the panels) of the solar array in place of the horizontal wood siding.**

E – 25132 Buckboard Lane - William Fellers Jr: A site visit was conducted 9-8-21. The left side of the front yard remains primarily decomposed granite. **Not acceptable to the Committee. Additional turf or planting is to be placed to reduce the amount of exposed decomposed granite.**

F – 25291 Mustang Drive - Patrick Maciariello: A site visit was conducted 9-8-21. The pool renovation has been completed as approved. **Acceptable to the Committee.**

G – 24782 Red Lodge Place - Mansouri: A site visit was conducted 9-8-21. The garage doors have been replaced, the exterior of the home painted, and the pavers replaced in the rear yard as approved. **Acceptable to the Committee.**



H – 26381 Dapple Grey Drive- Nasim Mohebbi: (Photos provided by Staff). The installation of the front doors has been completed as approved.

I – 24941 Nellie Gail Road - Ebrahim Moin: A site visit was conducted 9-8-21. The entry addition has been completed with the following deviations:

1. The brick at the entry tower does not wrap around the tower walls. **Not acceptable to the Committee. Stucco coat the tower wall as approved or wrap the brick completely around the walls of the entry tower.**
2. Front yard landscape planting has been removed. **Not acceptable to the Committee. Submit an Application for restoring the front yard landscaping.**
3. The front yard hardscape has been modified. Any entry walkway with lights have been added. **Not acceptable to the Committee. Submit an Application for the revised hardscape.**

J – 25072 Nellie Gail Road - John and Mary Park: (Photos provided by Staff). The exterior of the home has been painted as approved. **Acceptable to the Committee.**

K – 25131 Buckskin Drive – Steve and Robin Perry: A site visit was conducted 9-8-21. Modifications to sports court has been completed as approved. The batting cage has been removed from the sport court as approved. **Acceptable to the Committee.**

L – 26192 Flintock Lane - Michael Quan: (Photos provided by Staff). Planting in front yard at street has completed as approved. **Acceptable to the Committee if the planting complies with the City’s line of sight requirements.**

M - 27641 Hidden Trail Road - Mohammad Ravanipour: (Photos provided by Staff). Installation of PV solar panels has been completed as approved. **Acceptable to the Committee.**

N - 26076 Waterwheel Place - Ellen Schrieber: A site visit was conducted 9-8-21. Installation of new pavers at driveway and walkways has been completed as approved with the following deviation:

1. Planting area proposed at right of driveway has been filled in with pavers. **Acceptable to the Committee.**
2. Planting to the left of the driveway is missing. **Not acceptable to the Committee. Restore the landscape planting.**



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O - 25851 Nellie Gail Road - Michael and Jean Simmons: (Photos provided by Staff). Installation of artificial turf has been completed as approved. **Acceptable to the Committee.**

P - 25955 Glen Canyon Drive - Frederick Stafford: (Photos provided by Staff). Installation of solar panels has been completed as approved. **Acceptable to the Committee.**

Q - 25551 Rapid Falls Road - Sergiusz and K Swiderski: (Photos provided by Staff). Painting of gate and fencing has been completed as approved. **Acceptable to the Committee.**

R - 25041 Mustang Drive - Mr. and Mrs. James Thayer: (Photos provided by Staff). Installation of new roof has been completed as approved. **Acceptable to the Committee.**

S - 25411 Gallup Circle - Martin Wildgoose: (Photos provided by Staff). The ground mounted solar panels have been installed with the following deviation:

1. The wood screening is inconsistent. **Not acceptable to the Committee. Replace the vertical wood screening with horizontal wood screening to create a uniform appearance.**

T - 25411 Gallup Circle - Martin Wildgoose: (Photos provided by Staff). The vineyard has been planted. **Acceptable to the Committee.**

U - 26701 Glen Canyon Drive - Jerome Woods: Review of previously denied solar panel installation. **Acceptable to the Committee.**

V - 25911 Hitching Rail Road - Philip and Kim Crane: (Photos provided by Staff). Installation of shed has been completed as approved. **Acceptable to the Committee.**

W - 25151 Rockridge Road - Fernando and Sandr Vargas: Improvements, including installation of water fountain, to front yard landscape and hardscape have been completed as approved. **Acceptable to the Committee.**

X - 25272 Derbyhill - Granville: No site review performed. Homeowner has submitted a new ARC file for review. Review at next scheduled meeting.

Y - 26571 Stetson Place - Green: The Homeowner has elected not to perform the work. A site visit performed 9-14-21 confirms the work has not been performed. **Acceptable to the Committee.**