

**CONCEPT REVIEW - NEW ITEM****2. 2700 MIRADERO****(3:40)**

Assessor's Parcel Number: 051-520-CA1  
Application Number: MST2013-00058  
Owner: Villa Miradero North HOA  
Applicant: David Miller

(Proposal to remove existing attached gable pergolas at 40 residential condominium units.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 3:50 p.m.

Present: David Miller, Applicant/President of the Villa Miradero North HOA; Julie Mercer, Vice-President of the Villa Miradero North HOA; and Diane Hammer, Treasurer of the Villa Miradero North HOA.

Public comment opened at 3:52 p.m., and as no one wished to speak, public comment was closed.

A letter of concerns from Christopher Clayton was acknowledged.

**Motion: Project Design Approval and Final Approval with conditions:**

- 1) The Board evaluated the project and understands the buildings will have architectural merit without the trellises. It is unfortunate to see them be lost, but the Board understands the maintenance issues and replacing them is a significant financial burden on the applicant.
- 2) Provide a detail to staff showing that the remaining beam outriggers to have a minimum 8 inch projection beyond the roof tile, and have a sheet metal cap installed for further protection.
- 3) Provide a dimensioned detail for the condition that has a support column, and a detail for the condition where there is no column.

Action: Wittausch/Cung, 7/0/0. Motion carried.

The ten-day appeal period was announced.