

**RESOLUTION NO. 126-99**

(Adopted August 17, 1999)

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN  
FOR THE DIVISADERO PROPERTIES, LLC, FOR THE  
DEVELOPMENT OF 1115 DIVISADERO STREET (LOT 07  
ASSESSOR'S BLOCK 1129), WESTERN ADDITION A-2  
REDEVELOPMENT PROJECT AREA**

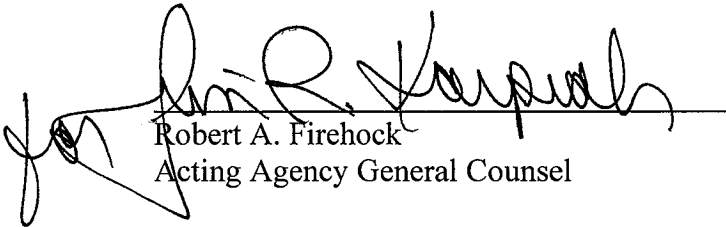
**BASIS FOR RESOLUTION**

1. The Owner, Divisadero Properties, LLC ("Owner"), desires to built a residential condominium development consisting of 3 market-rate units with off-street parking for 3 cars.
2. The Owner has retained John E. Baumann as architect for the project.
3. The architect has taken the Owner's program and developed a Schematic Design for the proposed development.
4. Agency staff has reviewed the Schematic Design and finds it generally acceptable, subject to resolution of design concerns and comments indicated in the memorandum to the Commission. These comments are as follows:
  - Proposed materials and colors samples are to be submitted to the Agency for review and approval.
  - Detailed landscape drawings for all open space areas for the project, as well as the sidewalk trees, are to be submitted to the Agency for review and approval.
  - Proposed architectural details of the exterior walls are to be included in the next phase of architectural materials submitted.
  - Architectural treatment of the rear facade of the building is to match the facade treatment used at the front elevation.

**RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED**, that the Schematic Design for the Divisadero Properties, LLC proposed development to be located at 1115 Divisadero Street on Lot 07 in the Assessor's Block 1129, in the Western Addition Approved A-2 Redevelopment Area, as presented to the Commission, is conditionally approved in the form submitted by John Baumann, subject to the satisfactory resolution of the staff's concerns and comments, together with such refinements as the Executive Director may approve which do not alter the Schematic Design concept.

APPROVED AS TO FORM:



Robert A. Firehock  
Acting Agency General Counsel