



D E S I G N
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C O M M I T T E E
S T A F F R E P O R T

**For Committee Discussion/
Majority Recommendation**
APRIL 18, 2013

1632 UNIVERSITY AVENUE

PRELIMINARY DESIGN REVIEW

Design Review #12-3000059 to establish a new wireless telecommunication facility for AT&T including twelve antennas concealed within screens on the rooftop of a three story mixed-use building and install related equipment in a basement lease space.

I. Introduction

This project is located on the south side of University Ave, between Jefferson St and California St. This parcel is located in C-1 General Commercial zoning district.

It is before the Design Review Committee (DRC) for Preliminary Design Review.

II. Background

AT&T proposes to install twelve antennas on the roof and related equipment in a basement lease space. The proposal involves four main elements:

- 1) Install eight AT&T antennas concealed within a new 17' tall, 12'11" wide Radio Frequency Transparent screen, located as an extension of the existing elevator penthouse on the northern section of the roof and painted to match the existing building;
- 2) Install four AT&T antennas concealed within a new 9'5" tall, 14' wide Radio Frequency Transparent Screen, located as an extension of the existing stairwell at the southern section of the roof and painted to match the existing building;
- 3) Install cable trays on the rooftop and along the west side of the building; and
- 4) Install six equipment cabinets in a basement lease space.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial Retail/Apartment	C-1	General Commercial
Surrounding Properties	North	Commercial Retail	C-1	General Commercial
	South	Residential	R-2	Restricted Two-Family Residential
	East	Beauty Parlor	C-1	General Commercial
	West	Thrift Store	C-1	General Commercial

IV. Design Requirements

Section 23C.17.070 of the Zoning Ordinance lists extensive design requirements for telecommunication facilities. Several to keep in mind when reviewing this proposal are:

- All facilities shall be designed and located to minimize their visibility to the greatest extent feasible, considering technological requirements, by means of placement, screening, and camouflage.
- C.1. Roof-mounted antennas shall be located in an area where the visual impact is minimized.
- Colors and materials for facilities shall be chosen to minimize visibility.

V. Project Description

A. Zoning Information

The project site is a developed site consisting of a three story mixed use building with ground floor commercial uses and apartment units above. The subject site is located within the Avenue Strategic Plan Overlay where the height limit is 40'. Section 23C.17.060.C (Height Requirements) allows roof-mounted antennas to extend up to 15' above the height limit of the District. AT&T proposes to install twelve telecommunication antennas on the roof-top of the building, 55' from grade at the highest, and is therefore allowed under this Section.

There are no existing telecommunication facilities currently at this location.

B. Requested Use Permits

Use Permit to establish a telecommunication facility, under BMC Section 23C.17.100.A.2

Use Permit to establish a telecommunication facility, under BMC Section 23E.36.030

VI. Issues and Analysis

A. Design Review Issues:

Elevator Penthouse Extension is directly in line with the existing walls below. Screen finish will match texture and color of the existing penthouse.

Stairwell Extension is directly in line with the existing walls on all sides except on the south elevation which is shown in front of four new panel antennas and results in the screen being cantilevered out past the exterior building wall. Staff recommends the screen wall extension remain in line with the existing wall below and these four antennas on this elevation be façade-mounted on the outside of the screen. Antennas should be painted to match the wall and screen material.

B. Issues for Discussion:

- Screen Design
- Façade-mounted Antennas

VII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a positive recommendation to ZAB with conditions to modify the proposed screen and Staff follow-up as necessary.

Attachments:

1. Drawings Received, dated January 15, 2013
2. Photosims, dated November 30, 2012

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410