



LANDMARKS
PRESERVATION
COMMISSION
STAFF REPORT

FOR ADVISORY COMMENT
JULY 07, 2016

1010 University Avenue

Design Review DRCP2016-0005 to co-locate a new Verizon Wireless telecommunications facility consisting of 4 antenna lease areas with associated equipment on an existing rooftop. The building is a State Historic Resource Inventory (SHRI) Building. As a result, the proposed antennas and screening are being referred to the Landmarks Preservation Commission (LPC) for advisory comment.

(Prepared by Anne Burns and Lucy Sundelson, Design Review Staff)

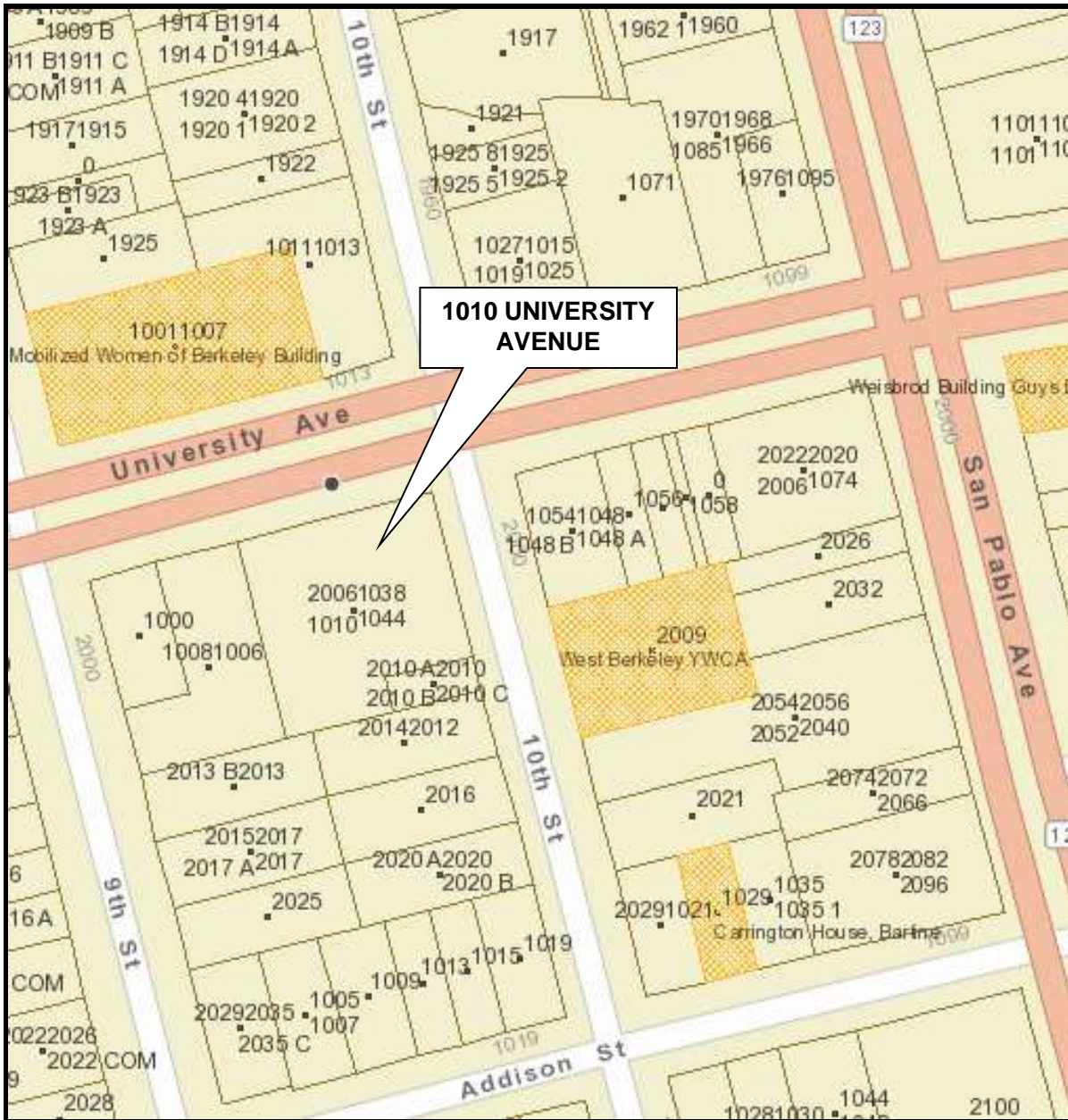
I. Application Basics

Parties Involved:

Applicant: Maria Kim, Complete Wireless Consulting Inc.
For Verizon Wireless
2009 V St.
Sacramento, CA 95818

Property Owner: U.A. Homes, L.P.
2220 Oxford St.
Berkeley, CA 94704

Figure 1: Vicinity and Site Map



Note: Double-hatched shading indicates landmarked properties.

II. Background

This project is located at 1010 University Avenue, at the southwest corner of University Avenue and 10th Street. Other addresses currently or previously assigned to this property include 1034, 1036, 1040, 1042 and 1044 University as well as 2000 and 2006 Tenth Street.

The project site is split-zoned: West Berkeley Commercial (C-W) and Multiple Family Residential (R-3) zoning districts. The C-W zoning district occurs along University Avenue, and the R-3 zoning district occurs further south on the block. This building appears in the State Historic Inventory (SHRI) and, as such, is being referred to this Commission for advisory comments as part of Design Review in accordance with Berkeley Municipal Code 23E.12.020 Paragraph B. The SHRI categorizes this building as 6Y: it was determined not eligible for the National Register by consensus through the Section 106 process, but was not evaluated yet for California Register or local listing.

Historic information

The building at 1010 University Avenue is a four-story, U-shaped structure, built in 1927. It is considered a “classical downtown” style building containing ground floor shops, a hotel lobby area and hotel rooms above.

The building’s architect was Clay H. Burrell, an Oakland architect who enjoyed a 50-year career, and designed a number of buildings, mostly commercial, in Oakland and Berkeley. Table 1 is a partial list of his commissions.

Table 1: Structures designed by C. H. Burrell

Name	Address	Year
Hotel Woodrow	644 14 th St.	1912
Hotel Oaks	585 15 th St.	1914
-	3253 Adeline	1915
Sequoia Apartments	2441 Haste	1916
-	2414 Telegraph	1920
-	1701 Telegraph	1921
-	3110 College	1922
White Building	327 15 th St.	1924
West Coast Crab	116 Broadway	1925
Palazzo	2414 Telegraph	-
-	189 Arch	1928
-	2912 Domingo	1929
-	2550 College	1950

1010 University Avenue was opened for business as the UC Hotel in 1928 and appears to have continued to operate as a hotel (with shops on the ground floor), until it was damaged in the 1989 Loma Prieta earthquake. Newspaper records report a fire in the hotel in 1985 (Daily Californian, January 9, 1985) and a serious fire with one fatality in 1987 (SF Chronicle, January 15, 1987).

In 1990, the building was purchased by University Avenue Housing, Inc., with the intent to repair and refurbish it to provide 74 Single Room Occupancy units. Funding assistance was provided by FEMA and the Red Cross and it was opened 1991 as a housing project for

the homeless, supported by Section 8 rental subsidies. In recognition of the project, Susan Felix, Director of University Avenue Housing, was awarded the Berkeley Peace Prize in 1992 (SF Chronicle, October 7, 1992).

The building continues to be owned and operated by University Avenue Housing.

III. Project Description

The project applicant proposes to co-locate antennas on the roof and walls of 1010 University Avenue to improve and enhance Verizon Wireless capacity and coverage. The building has existing telecommunication facilities which are operated by other carriers. The new Verizon facility will include 4 antenna leased areas: two mounted on the façade, and two placed behind rooftop screens.

IV. Design Requirements

Section 23C.17.070 of the Zoning Ordinance lists 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.
- 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. Issues and Analysis

The attached plans and elevations show where the antenna lease areas are located in relation to the exterior walls and the building parapet. Attached photo simulations show the four lease areas from various vantage points around the site.

- **Rooftop antennas and screens** are proposed for the two lease areas facing University and Tenth. These are the facades that have the most ornate building details. Design Review Staff has worked with the applicant to locate these two lease areas as far back from the street facades as possible. The north lease area is located in line with existing antennas already on the building and only viewed from more distant views. The east lease area is visible from Tenth and University and four design alternatives have been included for discussion.
 - Proposed Photosims: Simple antennas without radome covers are located behind an equipment enclosure. The height of the equipment enclosure is sized for the equipment located behind it. The antennas are only partially covered in this design, as the screen would need to be significantly higher to completely cover the antennas. Design Review Staff is encouraged with the reduction in visual mass with this alternative.
 - a. Alternative 1 (southeast view): Antennas are enclosed with RF-transparent material to mimic two chimney stacks, painted yellow to match the building façade

- b. Alternative 2 (southeast view):: Antennas are enclosed with RF-transparent material to mimic two chimney stacks, painted to match the red brick found on a small discreet portion of the rear of the building.
 - c. Alternative 3 (southeast view): Antennas, as well as equipment cabinets and generator, are completely enclosed by RF-transparent material to mimic a stair well penthouse.
- **Façade-mounted antennas**: Two areas facing west and south are surface-mounted on the walls, and in the south area, also on a small parapet extension. These two facades, the rear and side elevations, have a simpler brick palette, and simpler details.

VI. Recommendation

Staff asks that the Commission provide advisory comments to the Design Review Staff for the proposed antennas and screening.

Attachments:

1. Plans and Elevations, received June 20, 2016
2. Photosims, received June 28, 2016

Staff Planner:

Anne Burns, Design Review Planner; ABurns@cityofberkeley.info, (510) 981-7415