



D E S I G N
R E V I E W
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

2095 ROSE STREET

PRELIMINARY DESIGN REVIEW

Design Review #12-30000079 to establish a new AT&T wireless telecommunication facility consisting of twelve panel antennas within eight radomes mounted on the rooftop and install six associated equipment cabinets in a lease space located at grade near the north edge of the site.

I. Introduction

This telecommunications project is located at the Northeast corner of Rose Street and Shattuck Avenue and is in the North Shattuck Commercial (C-NS) zoning district and in the Hillside Overlay (H).

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

II. Background

The project site is developed with a two-story commercial office building. On October 11, 2007 ZAB approved Use Permit #07-10000058, issued to T-Mobile Communications, to install four antennas and related equipment on the rooftop of the building. T-Mobile is the only telecommunications facility at this location. AT&T proposes to install twelve panel antennas and associated equipment.

AT&T proposes to install twelve panel antennas and six associated equipment cabinets located within a 350 sq. ft. roof-top equipment lease space. The proposal involves three main elements:

- 1) Install four antennas on the northwest portion of the roof in four 24" diameter radomes and install eight antennas in four 30" diameter radomes at the southeast corner of the roof. Proposed radomes will match the existing ones in finish and color. The existing radomes have a 22" diameter, but new technology and required coverage areas make the larger radome widths required.

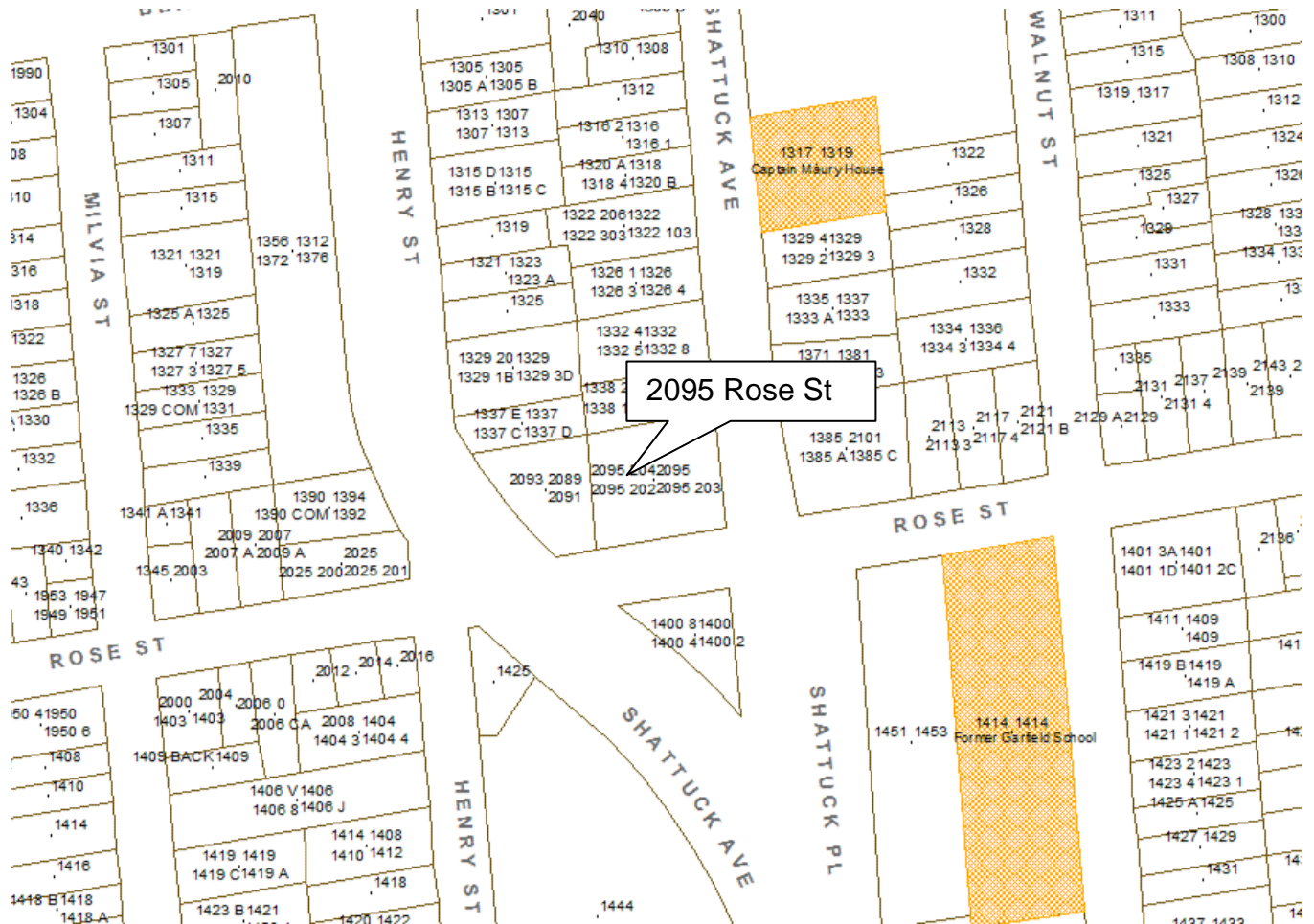
- 2) Install six equipment cabinets inside a 350 sq. ft. roof-top lease space located on the north side of the building.

III. Project Setting

A. Neighborhood/Area Description:

The site is in the North Shattuck Commercial Hillside Overlay District (C-NS-H). The project has commercial buildings to the east, south and west. Residential buildings are located to the north. See Table 1 below for additional land use information.

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Office Space	C-NS(H)	North Shattuck Commercial (Hillside)
Surrounding Properties	North	Residential	R-2AH	Restricted Two-Family Residential (Hillside)
	South	Commercial Retail	C-NS	North Shattuck Commercial
	East	Office/Retail Space	C-NS(H)	North Shattuck Commercial (Hillside)
	West	Retail Space	C-NS(H)	North Shattuck Commercial (Hillside)

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 developed with a two-story commercial office building. The subject site is located within the C-N Neighborhood Commercial district where the height limit is 35'. 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, 40'7" from grade at the highest, and is therefore allowed under this Section.

B. Requested Use Permits

- Use Permit to add a wireless telecommunication facility when the site is adjacent to a residential district, under BMC Section 23C.17.100.A.2
- Use Permit to establish a telecommunication facility, under BMC Section 23E.40.030

VI. Issues and Analysis

A. Design Review Issues:

New Radome Locations – have been carefully placed to relate to the existing radomes on the roof. A more solid screen design in this location would visually add mass to the building and may affect views from neighbors.

Doghouse – is proposed on the north elevation so that the vertical cable tray can transition to the roof through the roof/parapet building feature. Applicant should make the detail as compact as possible.

B. Issues for Discussion:

- New Antenna/Radome Locations
- Doghouse Design
- Finish colors

VII. Recommendation

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

Attachments:

1. Drawings Received, November 30, dated 2012
2. Photosims, dated November 30, 2012

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