Memorandum

DATE: November 19, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

BY: Lief Bursell, Principal Planner and Katrina Lapira, Associate Planner

SUBJECT: Status Report on Berkeley Demolition Ordinance Applications

---

Recommendation

That the Board receive and review information about the status of demolition application referrals and projects.

Summary

This report provides a status update on existing and proposed demolition applications that impact rent-controlled units and summarizes changes since the prior May 2026 status report. Notable updates for this report include:

- New demolition referral – 2531 Dana Street
- New demolition referral – 2437 Warring Street
- Update - 2036 Bancroft Way
- Update – 2709 Channing Way
- Update – 2703 - 2705 Benvenue Avenue

In addition to entitlement status, this report also shares the building permit status of approved demolition applications.

Residential Dwelling Unit Demolition Application Update

Since January 2022, Rent Board staff have reviewed 23 active development applications involving the demolition of rent-controlled or potentially rent-controlled residential units. Collectively, these projects propose the removal of 165 residential units, 112 of which were tenant-occupied at the time of review. If all projects proceed as currently proposed, they would provide 241 below-market-rate units, representing a net increase of 76 below-market-rate units beyond those required for one-for-one replacement.

Table 1: Demolition Projects Since 2022 – Application Project Status

Project Status *As of November 5, 2026*	# Projects	# Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	13	106	64	179	+73
Application Complete	2	9	7	18	+9
Under Review	7	49	40	42	-7
Pre-Application	1	1	1	2	+1
Total	**23**	**165**	**112**	**241**	**+76**

Of the 23 active projects, 13 currently comply with the Demolition Ordinance's one-for-one replacement requirements as proposed. Staff continue to work with applicants on several remaining projects to achieve ordinance compliance before project approval. Staff's current compliance efforts are focused primarily on the recently referred 2531 Dana Street and 2437 Warring Street projects, both of which require additional replacement units to satisfy the Demolition Ordinance.

In 2026, Rent Board staff reviewed four demolition applications. While referral activity remains below the levels experienced between 2022 and 2024, when the Board received an average of approximately six demolition referrals annually, activity increased compared to 2025, when only one demolition project was referred.

Table 2: Demolition Application Referrals

Year	# Projects Referred
2026	4
2025	1
2024	7
2023	6
2022	**6**
Total	**24***

*One application was withdrawn.

<u>New Demolition Project – 2531 Dana Street</u>

This update includes a Use Permit application recently referred to the Rent Board by the City of Berkeley Planning Department staff. The application proposes the demolition of a single-family dwelling unit and construction of two, three–unit residential buildings for a total of six units on the lot. The project does not propose any below-market-rate units.

Upon investigation of the property, Rent Board staff confirmed the existing use of the residential building as a Group Living Accommodation (GLA) with eight rooms, seven of which are tenant-occupied. Under the Demolition Ordinance, each GLA room is considered a separate Residential Unit for replacement purposes. Because the currently

proposed project does not provide replacement below-market-rate units, it does not meet the requirements of the Demolition Ordinance. Rent Board staff are working with City of Berkeley Planning staff to coordinate with the applicant and bring the proposed project into compliance with the Demolition Ordinance.

The project is currently under review and has not been scheduled for a Zoning Adjustments Board (ZAB) meeting yet.

New Demolition Project – 2437 Warring Street

Another recently referred Use Permit application includes the demolition of an existing multifamily residential building with eight rent-controlled units and construction of a new 23-unit building. The project includes only three below-market-rate replacement units, whereas eight below-market-rate units are required under the Demolition Ordinance. Rent Board staff are working in coordination with City of Berkeley Planning staff to bring the proposed project into compliance by providing five additional VLI or LI replacement units.

This project is currently under review and has not been scheduled for a ZAB meeting yet.

Update – 2709 Channing Way

The subject project was referred to the Rent Board earlier in 2026. The original project proposed the demolition of 12 rent-controlled units to construct a 27-unit building with only 4 below-market-rate units, replacing four of the 12 required units. The project was resubmitted and updated on October 14, 2026, to include the replacement of all 12 units as below-market-rate units. As revised, the project complies with the Demolition Ordinance's replacement requirements.

Update – 2036 Bancroft Way

The subject project was referred to the Rent Board in 2024. The original project proposed the demolition of eight rent-controlled units to construct an 87-unit building with only 6 below-market-rate units, replacing only six of the eight required below-market-rate replacement units. The project was resubmitted and updated on October 16, 2026, to include the replacement of all eight units as below-market-rate units. As revised, the project complies with the Demolition Ordinance's replacement requirements.

Update – 2703–2705 Benvenue Avenue

Staff previously reported on the proposed project at 2703–2705 Benvenue Avenue in the May 2026 update. The project proposed the conversion of a four-unit residential building into a duplex, resulting in the loss of two rent-controlled units. On June 23, 2026, Berkeley Planning staff approved the project pursuant to Berkeley Municipal Code

Section 23.406.090 (Reasonable Accommodations), waiving the Use Permit and Demolition Ordinance requirements. As approved, the project allows the elimination of two rent-controlled units without one-for-one replacement as part of a reasonable accommodation.

Building Permit Status of Approved Projects

Construction activity continues to advance on several of the previously approved projects. Of the 23 active projects reviewed, six projects have building permits that are either under review or have been issued, representing 821 units, including 84 below-market-rate units. In 2026, three projects were constructed and issued a certificate of occupancy for a total of 249 units with 17 below-market-rate units. If all projects are completed, a total of 1,070 units and 101 below-market-rate units will come online, resulting in a net gain of 1,006 rental housing units.

Table 3: Building Permit Status

Building Permit Status	Number of Projects	Units Demolished	BMR Units	Total Units
Under Review	3	18	41	261
Issued	3	24	43	560
Certificate of Occupancy	3	22*	17	249
Total	9	64	101	1,070

*Includes six units that were subject to the Ellis Act and were vacant for five years prior to demolition.

Contact Person

Lief Bursell, Principal Planner
Katrina Lapira, Associate Planner

Attachments

1. November 19, 2026, Residential Demolition Applications Update

Attachment 1.

Demolition Applications Table November 19, 2026

Application Date	Project Address	Type	Application Status	Project Description	Proposed Units	# Existing Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
7/15/2026	2531 Dana St.	Use Permit	Incomplete	Demo 8 room unpermitted GLA (4 legal units) to construct 6 units	6	8	8	0	No	0	8
4/27/2026	2437 Warring St.	Use Permit	Complete	Demo 8 units construct 23 units with 3 VLI	23	8	3	3	No	3	8
4/30/2026	2709 Channing Way	Use Permit	Under Review	Demo 12 units and construct 27 units including 12 VLI	27	12	12	12 BMR	Yes	12	8
1/16/2026	2727 Haste St.	Use Permit	Complete	Demo 8 GLA units and construct 45 replacement units including 5 BMR replacement units (4 VLI, 1 LI)	45	8	8	5 BMR	No	5	7

Application Date	Project Address	Type	Application Status	Project Description	Proposed Units	# Existing Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
9/5/2025	2703-05 Benvenue Ave.	Use Permit	Complete	Combination of 3 Units to create a SFD, building a 4th unpermitted unit. The project would result in a single-family home	1	3	1	0 BMR	No	0	8
9/5/2024	2360 Ellsworth St.	Use Permit	Approved by ZAB	Demo existing 7 units and build 65 new units with 5 BMR units	65	7	7	5 BMR	No	5	7
8/8/2024	2425 Durant Ave.	Use permit	Approved by ZAB	Demo Existing 19 Units in 2 buildings to construct 169 dwelling unit building with 13 affordable housing units designated for VLI households, 9 LI, 13 for moderate-income households. All 19 existing dwelling units, when replaced, will be below-market-rate rentals.	169	19	19	19 BMR	Yes	33	7

Application Date	Project Address	Type	Application Status	Project Description	Proposed Units	# Existing Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
8/6/2024	2138 Kittredge	Use Permit	Approved by ZAB = BP Issued	Demo existing 4 units and build 66 new units with 5 BMR units	66	4	1	5 BMR	Yes	5	4
6/20/2024	2036 Bancroft Way (2030 Bancroft)	Use Permit	Under Review	Demo 8 existing units and build 87 new units with 4 BMR	87	8	8	6 BMR	No	6	4
6/17/2024	1899 Oxford	Use Permit	Approved by ZAB	Demo existing 8 units and build 222 units with 34 BMR units (17 VLI, 16 MI)	222	8	6	8 BMR	Yes	33	6
6/14/2024	1581 University	Use Permit	Application Complete	Demo existing 5 units and build 158 new units with 23 BMR units (14 VLI and 9 MOD)	158	5	5	5 BMR	Yes	14	1
6/5/2024	2442 Haste St.	Use Permit	Approved by ZAB – BP Issued	Demo Existing 4plex - build 36 new units, 2 BMR, 1 replacement unit	36	4	4	3 BMR	No	3	7
8/4/2023	1330 Haskell St.	Use Permit	Approved by ZAB	Construct two detached units in place of existing duplex	2	2	0	0 BMR	No	0	2
6/22/2023	2733 San Pablo Ave	Use Permit	Under Review	Construct a new 8-story mixed-use building with 152 dwelling units	152	2	0	2 BMR	Yes	16	2

Application Date	Project Address	Type	Application Status	Project Description	Proposed Units	# Existing Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
5/20/2023	1790 University Ave	Use Permit	Complete	Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space	17	1	1	1 BMR	Yes	2	4
4/26/2023	2127-59 Dwight Way	Use Permit	Approved by ZAB	Construct a six-story multi-family building, with 58 new dwelling units	58	8	5	8 BMR	Yes	8	4
2/10/2023	2300-10 Ellsworth St.	Use Permit	Withdrawn	Construct a seven-story residential building with 69 units.	69	7	7	7 BMR	Yes	7	7
1/23/2023	2601 San Pablo Avenue (1110-12 Parker and 2609 San Pablo)	SB 330 Pre-App	SB 330 Preliminary Application Complete (12/5/2023)	Merge six parcels and construct an eight-story mixed-use residential development with 242 dwelling units	242	4	2	4 BMR	Yes	4	2
12/2/2022	3030 Telegraph (aka 2330-36 Webster)	Use Permit	Approved by ZAB - Constructed	Construct 5-Story mixed-use building with 144 dwellings	144	4	0	4 BMR	Yes	8	8
11/14/2022	2538 Durant	Use Permit	Approved by ZAB - Constructed	Demolish 12 dwelling units & develop an 8-story 83 unit building	83	12	8	6 BMR	No	6	7

Application Date	Project Address	Type	Application Status	Project Description	Proposed Units	# Existing Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
10/20/2022	2138 Center Street (aka 2128 Oxford)	Use Permit	Approved by ZAB - BP Issued	Merge two lots to construct a 26-story mixed-used building with 456 dwellings	456	16	0	16 BMR	Yes	40	4
9/22/2022	2427-33 San Pablo Avenue	Use Permit	Approved by ZAB	Construct a five-residential replacement apartment units and Group Living Accommodation (GLA) with 77 private rooms	77	8	8	8 BMR	Yes	8	2
5/10/2022	1827 & 1899 Oxford	Use Permit	Approved By ZAB – Building Permit under review	Construct 118 new dwellings with 12 BMR	118	8	6	8 BMR	Yes	33	6
5/10/2022	1773 Oxford	Use Permit	Approved by ZAB – Constructed	Demolish six units and develop a five-story residential building with 22 units	22	6	0	3 BMR	No	3	6