



## Memorandum

**DATE:** May 28, 2026  
**TO:** Honorable Members of the Berkeley Rent Stabilization Board  
**BY:** Lief Bursell, Principal Planner and Katrina Lapira, Associate Planner  
**SUBJECT:** Status Update on Berkeley Demolition Ordinance Applications

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### **Recommendation**

That the Board receive information about the status of demolition application referrals and projects and provide feedback on the future frequency and preferred reporting schedule, and content of reports.

### **Summary**

This report provides a status update on existing and proposed demolition applications that impact rent-controlled units and summarizes changes since the prior December 2025 update. Changes for this report include:

- 2300-10 Ellsworth application withdrawn following appeal; it has removed from totals.
- New demolition referral added for 2727 Haste Street

### **Residential Dwelling Unit Demolition Application Update**

Beginning in calendar year 2022, a total of 21 development applications have proposed the demolition of existing multi-family residential buildings containing dwelling units that are either subject to rent control or potentially subject to rent control when rented. One of these projects, 2300-10 Ellsworth Street was appealed and then withdrawn on February 23, 2026, and is no longer part of this report. The remaining 20 applications propose the removal of 137 residential units, 89 of which were occupied by tenants at the time that Rent Board staff initially reviewed the application.

Overall, if all the remaining projects were approved and moved forward to construction, they would result in a net gain of 74 BMR units (beyond the one-for-one replacement of a BMR unit for each existing residential unit). Of the 20 development applications, 13 currently include one-for-one replacement of rent-controlled units with BMR units

**Table 1: Demolition Projects Since 2022 – Project Status**

<b>Project Status</b> <i>As of May 20, 2025</i>	<b># Projects</b>	<b># Existing Units</b>	<b>Tenant Occupied</b>	<b># BMR Units</b>	<b>Net Gain/Loss</b>
<b>ZAB Approved</b>	12	98	58	152	+54
<b>App. Complete</b>	2	9	7	18	+9
<b>Under Review</b>	4	21	17	27	+6
<b>Pre-Application</b>	2	9	7	14	+5
<b>Total</b>	<b>20</b>	<b>137</b>	<b>89</b>	<b>211</b>	<b>+74</b>

**New Demolition Project –2727 Haste Street**

This update includes an additional Use Permit application that was recently forwarded to the Rent Board by the City of Berkeley Planning Department staff. This project involves the demolition of a Group Living Accommodation (GLA) with 8 fully covered, occupied residential, to construct 6-story, 45-unit residential building. The project only replaces 8 of the demolished units with 4 Very Low income (VLI), 1 Low income (LI), and 2 Moderate units, where 8 VLI or LI replacement units are required, per 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 an additional three VLI or LI replacement units.

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

**2703-2705 Benvenue Avenue**

During the last update in December 2025, staff provided an update on proposed project at 2703-2705 Benvenue Avenue.

**Original Proposal:**

The project originally proposed converting a four-unit residential building, including one unpermitted unit, into a single-family home with no replacement or BMR units.

**Revised Proposal:**

The applicant now proposes converting the building into a duplex, resulting in the loss of two rent-controlled units

According to Berkeley Planning staff, this project is eligible for Zoning Officer review and approval under Berkeley Municipal Code Section 23.406.090 (Reasonable Accommodation). This section provides a pathway for a person with a disability that limits major life activities to submit a request for a modification or exception to any provision in the in the Zoning Ordinance that acts as a barrier to fair housing opportunities for persons with disabilities. As part of the reasonable accommodations request, Berkeley Planning staff has waived the Use Permit and Demolition Ordinance

requirements. On May 20, 2026, this project was approved by the Zoning Officer, and the decision will become final after the 14-day appeal period.

### **Demolition Application Referral Counts and Reporting**

Changes in development trends, including the adoption of the Middle Housing amendments to the Zoning Ordinance have resulted in fewer demolition application referrals concerning existing residential units to the Rent Board. From 2022-2024, staff received an average of 6 application referrals annually. These applications impacted a total of 137 existing units. In 2025, that staff received 2 demolition application referrals that impacted a total of 7 units – a 67 percent decrease in applications received. Similarly, in 2026, only one demolition application has been referred to the Rent Board.

With direction from the Board, staff have provided the Board with a demolition update upon the receipt of each application referral since 2022. Frequent reporting was needed because the previous Demolition Ordinance did not necessarily require one for one replacement of demolished rent-controlled units. The revised Demolition Ordinance that came into effect in August 2024, now requires the replacement of all rent-controlled units with affordability restrictions.

Taking into consideration the decline in development application referrals and changes in the Demolition Ordinance, staff propose that the Board consider and provide input on the frequency of demolition application presentations to the Board. Frequency options include, but are not limited to annual, bi-annual, and quarterly reporting, or continuing to report when a new referral is received. In addition to reporting frequency, feedback on information shared in demolition application updates is also welcome.

### **Contact Person**

Lief Bursell, Principal Planner

### **Attachments**

1. Residential Demolition Application Update Presentation Slides (May 28, 2026)
2. May 28, 2026, Residential Demolition Applications Update



# Residential Dwelling Demolition Application Update

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PRESENTED FOR  
Berkeley Rent Board  
May 28, 2026

PRESENTED BY

Berkeley Rent Board Staff:  
Planning Unit Staff – Katrina Lapira, Associate Planner



# Overview

2022-2026 Application Overview

Specific Project Updates

Demolition Trends & Reporting Frequency

Recommendation

# 2022-2026 Application Overview

# Demolition Projects Since 2022 – Project Status

<b>Project Status</b> <i>As of May 20, 2025</i>	<b># of Projects</b>	<b>Number of Existing Units</b>	<b>Tenant Occupied Units</b>	<b>#of BMR Units</b>	<b>Net Gain/ Loss</b>
ZAB Approved	12	98	58	152	+54
App. Complete	2	9	7	18	+9
Under Review	4	21	17	27	+6
Pre-Application	2	9	7	14	+5
<b>Total</b>	<b>20*</b>	<b>137</b>	<b>89</b>	<b>211</b>	<b>+74</b>

\*2300-10 Ellsworth project was appealed & withdrawn on February 23, 2026 – now excluded from count

# Specific Project Updates

# 2727 Haste Street – New Project

- **Existing Conditions**

- One Group Living Accommodation (GLA) with 8 bedrooms
- All bedrooms are currently rented and occupied
- All bedrooms are fully covered
- Under the Demolition Ordinance, each bedroom is considered a “residential unit”

- **Proposed Project**

- Demolish existing GLA with 8 units<sup>6</sup>
- Build 6-story 45-unit residential building
  - 4 Very Low Income (VLI); 1 Low Income (LI); 2, Moderate Income units
  - Application replaces only 5 demolished units with 5 VLI /LI units

**Application does not replace all demolished units  
3 additional VLI / LI units required**

# 2703-2705 Benvenue Avenue– Project Update

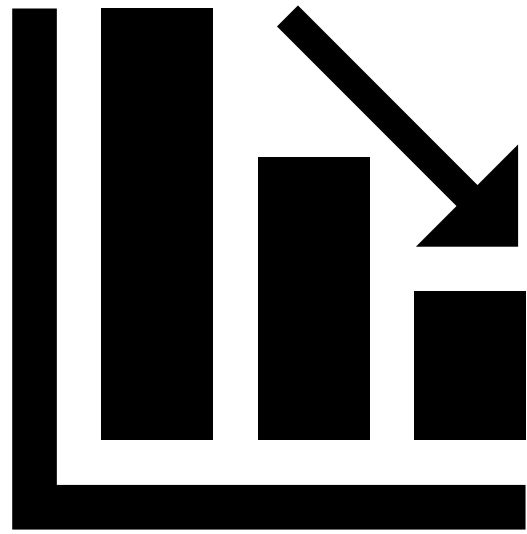
- **Approved Project via a Reasonable Accommodations Request**
  - Demolition of two of the four existing units to create a duplex
  - No replacement of two demolished units
  - Waiver of Demolition Ordinance requirements (i.e. replacement of removed units)
  - **Approved by Zoning Officer on May 20, 2026 – 14-day appeal period**

## Reasonable Accommodations Requests

**Under Berkeley Municipal Code Section 23.406.090 the City may approve modifications to development regulations to support equal access to housing for persons with disabilities.**

# Demolition Referral Trends & Reporting

# Demolition Application Referral Counts



## Decrease in the number of application referrals

- 2022-2024 - Average of **six** demolition applications referred
- 2025 - **Two** demolition applications referred
- 2026 – **One** demolition application referred

# Reporting Frequency & Information Shared

- **Existing Reporting Practice**
  - Update the board with each demolition application referral received
  - Reporting began under the previous Demolition Ordinance
  - Cumulative reporting since 2022
- **Options for Future Reporting Practice**
  - Bi-annual / quarterly / annual reporting
  - Other data considerations? Other project statuses?
    - Projects currently under construction (building permits issued)
    - Built projects (Certificate of Occupancy Issued)
    - Registered with the Rent Board

# **Recommendation:**

That the Board -

- 1) Receive the information about the status of demolition application projects**
- 2) Provide feedback on preferred reporting schedule and content of reports.**

# Demolition Applications Table May 28, 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
1/16/2026	2727 Haste St.	Use Permit	Incomplete	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
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.	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	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 Way)	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	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	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	Demolish 12 dwelling units & develop an eight-story residential building with 83 units	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	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	SB 330 Pre-App	SB 330 Preliminary Application Under Review	Construct 118 new dwellings with 12 BMR	118	8	6	8 BMR	Yes	12	6
5/10/2022	1773 Oxford	Use Permit	Approved by ZAB	Demolish six units and develop a five-story residential building with 22 units	22	6	0	3 BMR	No	3	6