



Rent Stabilization Board

DATE: January 18, 2024
TO: Honorable Members of the Rent Stabilization Board
FROM: Lief Bursell, Senior Planner
SUBJECT: Status Update on Berkeley Demolition Ordinance Applications

Residential Dwelling Unit Demolition Application Update

At the request of Rent Board Chairperson Simon-Weisberg, staff have compiled an update on development applications proposing the demolition of existing rent-controlled dwelling units, with information whether the projects are proposing one to one replacement of rent-controlled units with new below-market rate (BMR) units.

As of the beginning of calendar year 2022, there have been eleven development applications that propose the demolition of existing, multi-family residential buildings that include dwelling units subject to rent control. These applications propose the removal of eighty-one rent-controlled units, forty-two of which were occupied by tenants at the time Rent Board staff reviewed the application. This update includes one additional project that is under review at 2733 San Pablo Avenue. This project proposes to replace two rent-controlled units with sixteen BMR unit.

| Project Status (As of 12/15/23) | # Projects | # Existing Units | Tenant Occupied | # BMR Units | Net Gain/Loss |
|--|-----------------------|-----------------------------|----------------------------|------------------------|--------------------------|
| ZAB Approved | 4 | 30 | 13 | 24 | -6 |
| App. Complete | 2 | 13 | 13 | 11 | -2 |
| Under Review | 3 | 26 | 8 | 71 | +45 |
| Pre-Application | 2 | 12 | 8 | 16 | +4 |
| Total | 10 | 81 | 42 | 106 | +41 |

Overall, if all projects were approved and moved forward to construction, they would result in a net gain of 41 BMR units (beyond one for one replacement). Of the eleven proposed developments applications, seven applications are currently proposing at least one to one replacement of rent-controlled units with BMR units, and the net gain is due to six applications that are proposing additional BMR units beyond one for on replacement.

Attachments:

- 1) 2022-2024 Demolition Project Information

Name and Telephone Number of Contact Person:

Lief Bursell, Senior Planner (510) 981-7368

| Application Date | Project Address | Application Type | Application Status | Project Description | # Existing Residential Units Proposed for Demolition | # Tenant Occupied Units | # Replacement Units | One to One Replacement with BMR? | Total BMR Units | Council District |
|------------------|---|------------------|---|---|--|-------------------------|---------------------|----------------------------------|-----------------|------------------|
| 6/22/2023 | 2733 San Pablo Ave (New Project) | Use Permit | Application under review | Construct a new 8-story mixed-use building with 152 dwelling units | 2 | 0 | 2 BMR | Yes | 16 | 2 |
| 5/20/2023 | 1790 University Ave | Use Permit | Application Complete (12/6/2023) | Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space. | 1 | 1 | 1 BMR | Yes | 2 | 4 |
| 4/26/2023 | 2127-59 Dwight Way | Use Permit | Approved by ZAB (11/30/2023) | Construct a six-story multi-family building, with 58 new dwelling units | 8 | 5 | 7 BMR | No | 7 | 4 |
| 2/10/2023 | 2300-10 Ellsworth St. | Use Permit | Application Complete (9/21/2023) | Construct a seven-story residential building with 69 units. | 12 | 12 | 9 BMR | No | 9 | 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 | 4 | 2 | 4 BMR | Yes | 4 | 2 |
| 12/2/2022 | 3030 Telegraph (aka 2330-36 Webster) | Use Permit | Approved by ZAB on 6/08 | Construct 5-Story mixed-use building with 144 dwellings | 4 | 0 | 4 BMR | Yes | 8 | 8 |
| 11/14/2022 | 2538 Durant | Use Permit | Approved on consent by ZAB on 4/27/2023 | Demolish 12 dwelling units & develop an eight-story residential building with 83 units | 12 | 8 | 6 BMR | No | 6 | 7 |
| 10/20/2022 | 2138 Center Street (aka 2128 Oxford) | Use Permit | Application under review | Merge two lots to construct a 17 story mixed-used building with 485 dwelling | 16 | 0 | 16 BMR | Yes | 47 | 4 |
| 9/22/2022 | 2427-33 San Pablo Avenue | Use Permit | Application under review | Construct a five-residential replacement apartment units and Group Living Accomodation (GLA) | 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 | 8 | 6 | 8 BMR | Yes | 12 | 6 |
| 5/10/2022 | 1773 Oxford | Use Permit | Approved by ZAB on 1/12/2023 | Demolish six units and develop a five-story residential building with 22 units | 6 | 0 | 3 BMR | No | 3 | 6 |