



Residential Dwelling Demolition Application Update

Projects involving demolition of
Rent-Controlled Dwellings

Updated for March 21, 2024



Demo Project Updates March 21, 2024

1330 Haskell Street (2 Units)

- Previous “Golden Duplex”, never under rent-control
- Not “Protected Units”
- No replacement BMR Units
- Approved by ZAB on 2/22/2024

2427-2433 San Pablo Ave. (8 Units)

- Two fourplexes on adjacent lots
- Two rent-controlled units, six in Section 8 Program
- All “Protected Units”
- All proposed with replacement BMR Units
- Application complete – ZAB in May or June

2022-2024 Development Applications Proposing Demolition of Residential Units

Project Status <i>(As of 12/15/23)</i>	# Projects	Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	5	32	13	24	-8
App. Complete	3	24	22	21	-3
Under Review	2	18	0	63	+45
Pre-Application	2	9	7	14	+5
Total	12	83	42	122	+39

Questions





Rent Stabilization Board

DATE: March 21, 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 has compiled an update on development applications proposing the demolition residential dwelling units with information on whether the projects are proposing one-to-one replacement of rent-controlled units with new below-market-rate (BMR) units.

Beginning in calendar year 2022, there have been twelve development applications that propose the demolition of existing buildings that contain residential units, ten of which have existing residential units that have been subject to rent control. These applications propose the removal of a total of eighty-three residential units, forty-two of which were occupied by tenants at the time Rent Board staff reviewed the application. The only application status change that the project at 1330 Haskell Street (involving the demolition of a former golden duplex with no tenant rental history) was approved by, and the project at 2427-33 San Pablo Avenue changed from “under review” to “complete”. As of March 15, 2024, there are no new demolition projects to report.

Project Status (As of 12/15/23)	# Projects	# Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	5	32	13	24	-8
App. Complete	2	13	13	11	-2
Under Review	3	26	8	71	+45
Pre-Application	2	12	8	16	+4
Total	12	83	42	122	+39

Overall, if these projects all are approved and moved forward to construction, they would result in a net gain of thirty-nine BMR units (beyond the for-one replacement of a BMR unit for each existing residential unit).

Attachments:

- 1) Residential Demolition 3-21-2024 Project Information

Name and Telephone Number of Contact Person:

Lief Bursell, Senior Planner (510) 981-7368

Attachment 1.

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
8/4/2023	1330 Haskell St.	Use Permit	Approved by ZAB (2/22/2024)	Construct two detached units in place of existing duplex.	2	0	0 BMR	No	0	2
6/22/2023	2733 San Pablo Ave	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 Complete (2/6/2024)	Construct a five-residential replacement apartment units and Group Living Accomodation (GLA) with 77 private rooms	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