



Rent Stabilization Board

DATE: July 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**

Beginning in calendar year 2022, thirteen development applications propose the demolition of existing multi-family residential buildings that include dwelling units that are either subject to rent control or potentially subject to rent control when rented. These applications propose the removal of eighty-seven residential units, forty-six of which were occupied by tenants at the time Rent Board staff reviewed the application. This update includes one new project submitted at 2442 Haste Street. The 2442 Haste Street project proposes to replace an existing, rent-controlled fourplex with a new residential building with thirty-six dwelling units. This application only proposes three replacement BMR units.

Additionally, the 2427-33 San Pablo Avenue project was approved by the Zoning Adjustments Board (ZAB) on July 11, 2024. This project was approved with one-for-one replacement of eight existing dwelling units with eight BMR units.

<b>Project Status (As of 7/12/24)</b>	<b># Projects</b>	<b># Existing Units</b>	<b>Tenant Occupied</b>	<b># BMR Units</b>	<b>Net Gain/Loss</b>
<b>ZAB Approved</b>	6	40	21	32	-8
<b>App. Complete</b>	2	16	14	13	-3
<b>Under Review</b>	3	22	4	66	+44
<b>Pre-Application</b>	2	9	7	14	+5
<b>Total</b>	13	87	46	125	+38

Overall, if all existing projects were approved and moved forward to construction, they would result in a net gain of thirty-nine BMR units (beyond the one-for-one replacement of a BMR unit for each existing residential unit). Of the thirteen proposed development applications, seven applications are currently proposing at least one-to-one replacement of rent-controlled units with BMR units.

**Attachments:**

- 1) Residential Dwelling Application Update Presentation Slides (Updated for July 18, 2024)
- 2) 7-18-2024 Residential Application Update

**Name and Telephone Number of Contact Person:**

Lief Bursell, Senior Planner (510) 981-7368



# Residential Dwelling Demolition Application Update

Projects involving demolition of  
Rent-Controlled Dwellings

Updated for July 18, 2024



# Demo Project Updates July 18, 2024

## 2442 Haste Street (4 Units)

- 4 Rent-Controlled tenant Occupied unit
- Proposes 3 replacement BMR Units
- Proposed 36 new units
- Submitted 6/5/2024

## 2427-2433 San Pablo Ave. (8 Units)

- Two fourplexes on adjacent lots
- Two rent-controlled units, six in Section 8 Program
- All proposed with replacement BMR Units
- Approved by ZAB on July 11, 2024

# 2022-2024 Development Applications Proposing Demolition of Residential Units

<b>Project Status</b> <i>(As of 12/15/23)</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>	6	40	21	32	-8
<b>App. Complete</b>	2	16	14	13	-3
<b>Under Review</b>	3	22	4	66	+44
<b>Pre-Application</b>	2	9	7	14	+5
<b>Total</b>	13	87	46	125	+38

# Questions



**Attachment 2.**

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
6/5/2024	2442 Haste St.	Use Permit	Under Review	Demo Existing 4plex - build 36 new units, 2 BMR, 1 replacement unit	4	4	3 BMR	No	3	7
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 6/08/2023	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	Approved by ZAB on 7/11/24	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