



Rent Stabilization Board

DATE: September 19, 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, there have been fourteen development applications that 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 one-hundred and eight (108) residential units, sixty-seven of which were occupied by tenants at the time Rent Board staff reviewed the application. This update includes a new SB 330 preliminary development application that was submitted for 2425 Durant Avenue. The 2425 Durant Avenue project proposes to replace three existing, rent-controlled buildings with 21 units with a new residential building with one-hundred and seventeen dwelling units. This application only proposes eighteen (18) replacement BMR units.

Additionally, the project at 2138 Center Street (also 2128 Oxford) was approved by the Zoning Adjustments Board (ZAB) on July 11, 2024. This project was approved with greater than one-for-one replacement of existing sixteen dwelling units with a total of forty (40) BMR units.

Project Status (As of 9/12/24)	# Projects	# Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	7	56	21	72	+16
App. Complete	2	16	14	13	-3
Under Review	2	6	4	19	+13
Pre-Application	3	30	28	32	+2
Total	14	108	67	136	+28

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

Attachments:

- 1) Residential Demolition Application Update Presentation Slides (Updated for 9-19-2024)
- 2) 9-19-2024 Residential Demolition 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 September 19, 2024



Demo Project Updates Sep. 19, 2024

2425 Durant Avenue (21 Units)

- SB 330 Preliminary Application
- Submitted 8/8/24 one day before Revised Demo Ordinance went into effect
- Proposed 117 new units (18 BMR)
- Unit discrepancy: 19 Units in app., 21 Rent-Controlled, permit for 2 ADUs in process

2128 Oxford (16 Units)

- Mixed-use building with 16 rent-controlled units
- 26-story, 450 Unit Mixed-Use building
- 40 BMR units, including 16 replacement BMR units
- Ellis Act eviction in July of 2021 (one tenancy)
- \$11 Million to Housing Trust Fund
- Approved by ZAB on 9/12/24

2022-2024 Development Applications Proposing Demolition of Residential Units

Project Status <i>(As of 9/12/24)</i>	# Projects	Existing Units	Tenant Occupied	# BMR Units	Net Gain/Loss
ZAB Approved	7	56	21	72	+16
App. Complete	2	16	14	13	-3
Under Review	2	6	4	19	+13
Pre-Application	3	30	28	32	+2
Total	14	108	67	136	+28



Questions

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
8/8/2024	2425 Durant Ave.	SB 330 Pre-App	Complete	Demo 21 existing units (3 structures) and build 117 new units with 18 BMR replacement	21	21	18 BMR	No	18	7
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	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	Approved	Merge two lots to construct a 26 story mixed-used building with 450 dwellings	16	0	16 BMR	Yes	40	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