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Distributed at the Meeting
Item 11.

BERKELEY RENT BOARD

2026 Residential Dwelling Demolition Application Update



PRESENTED FOR

Berkeley Rent Board
November 19, 2026

PRESENTED BY

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

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Overview

2022-2026 Application Overview

Specific Project Updates

Approved Projects Building Permit Status

Recommendation

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2022-2026 Application Overview

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Demolition Projects Since 2022 – Project Status

Project Status As of November 5, 2026	# of Projects	Number of Existing Units	Tenant Occupied Units	#of BMR Units	BMR Net Gain/ Loss
ZAB Approved	13	106	64	179	+73
App. Complete	2	9	7	18	+9
Under Review	7	49	40	42	-7
Pre-Application	1	1	1	2	+1
Total	**23***	**165**	**112**	**241**	**+76**

*excluding one application was withdrawn

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Demolition Application Referrals Over the Years

Year	# of Projects Referred
2026	4
2025	1
2024	7
2023	6
2022	6
Total	**24***

*including one application that was withdrawn

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Specific Project Updates

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2531 Dana Street – New Project

- **Existing Conditions**
  - One Group Living Accommodation (GLA) with 8 bedrooms
  - 7 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
  - Build 2, 3-unit residential buildings for a total of 6 units
  - No affordable (below-market rate) units

Does not meet Demolition Ordinance Requirements

8 BMR units required

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2437 Warring Street – New Project

- **Existing Conditions**
  - 8-unit residential building
  - Units not occupied
  - All units are fully covered

- **Proposed Project**
  - Demolish 8-unit building
  - Build 23-unit building with 3 BMR units
  - Insufficient number of BMR / replacement units

Does not meet Demolition Ordinance Requirements

5 additional BMR units required

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2709 Channing Way – Project Update

- **Original Project**
  - Demolition of 12 existing, fully covered units
  - Construction of 27-unit building with only 4 BMR units

- **Updated Project**
  - 12 BMR or replacement units

Proposed project replaces all demolished units

Consistent with Demolition ordinance requirements

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2036 Bancroft Way – Project Update

- **Original Project**
  - Demolition of 8 existing, fully covered units
  - Construction of 87-unit building with only 6 BMR units

- **Updated Project**
  - 8 BMR or replacement units

Proposed project replaces all demolished units

Consistent with SB 330 requirements

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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 June 23, 2026**

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.

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Approved Projects
Building Permits Status

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Approved Projects – Building Permit Pipeline

Building Permit Status	# of Projects	# of Units Demolished	#of BMR Units	Total Units
Under Review	3	18	41	261
Issued	3	24	43	560
Completed *Certificate of Occupancy*	3	22	17	249
Total	**9**	**64**	**101**	**1,070**

*Includes six units that were subject to the Ellis Act and were vacant five years prior to demolition

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Recommendation:

That the Board -

1) Receive the information about the status of demolition application projects