

Supplemental Communications (2)

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Communications

From: Igor Tregub <itregub@gmail.com>

Sent: Wednesday, October 19, 2022 2:16 PM

To: Wu, Grace <GWu@cityofberkeley.info>

Subject: Communication on Item 11 (Demo Ordinance) - Please Send Back to 4x4 Committee

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Dear Chair Mikiten and Members of the Berkeley Planning Commission,

It has earlier today been brought to my attention that major changes to the City's Demolition Ordinance were being considered. As a former member of the Berkeley Rent Board's 4 x 4 Committee, I respectfully ask that you **take no action** tonight and instead send the proposal back to the 4 x 4 Committee. Nothing would have made me happier than seeing proposals that have been requested by the 4 x 4 Committee for years.

However, this proposal appears to *weaken* rather than strengthening existing tenant protections afforded to them when living in rent-controlled units proposed for demolition. At cursory glance, the staff proposals appear to *roll back* existing Ellis Act protections in several cases. They also fail to take into account the recommendations resulting from the findings of the [Anti-Eviction Mapping Project](#), including no-demolition overlay zones other than for narrowly construed matters of health and safety.

What's more, SB 330 has been in place for two years. The current protections tenants have from demolitions of rent-controlled units are stronger than what is in the proposal. And, to the extent that an application for demolition of rent-controlled units is received, it is still allowed to proceed under SB 330 and existing Berkeley law. Just last week, [the ZAB in fact considered and unanimously approved such an application.](#)

I have to ask what the rush is to act on this hastily written proposal when the 4 x 4 Committee has been attempting to work with staff in good faith for several years on something that retains Berkeley's strong demolition protections while remaining compliant with state law. Please send this proposal back to the 4 x 4 Committee so that the recommendations made by four elected members of the City Council and four elected members of the Rent Board can be fully taken into account.

Respectfully,
Igor Tregub, in private capacity