



**City of Grover Beach
COMMUNITY DEVELOPMENT DEPARTMENT
DEMOLITION PERMIT SUPPLEMENTAL APPLICATION**

154 South Eighth Street, Grover Beach, CA 93433 - www.groverbeach.org - (805) 473-4520 - comdev@groverbeach.org

Prior to issuance of a demolition permit, the following must be completed, signed, and submitted with the permit application. All information and documentation shall be provided to ensure consistency with State Housing laws.

SECTION 1 (required for all demolition projects):

- A. Property Address: _____ APN: 060 - _____ - _____
- B. Approximate construction date of structure: _____
Is the structure more than 50 years old? Yes No
(If structure is more than 50 years old, an analysis shall be completed at the owner's expense consistent with CEQA Guidelines Section 5024.1 to determine any historical significance.)
- C. Type of structure being demolished:
- Residential structure, but not a dwelling unit (i.e. garage, patio). Please continue to Section 3.
 - Single dwelling unit. Complete Section 2.
 - Multiple detached dwelling units or more than four attached dwelling units.
 - Owner is a not a public agency. Please continue to Section 2.
 - Owner is a public agency.
 1. Please submit APCD clearance. <https://www.slocleanair.org/rules-regulations/asbestos.php#:~:text=Asbestos%20Resources,You%20can%20remain%20anonymous>
 2. Please continue to Section 2.
 - Multi-dwelling/mixed-use buildings containing more than four dwelling units.
 1. Please submit APCD clearance. <https://www.slocleanair.org/rules-regulations/asbestos.php#:~:text=Asbestos%20Resources,You%20can%20remain%20anonymous>
 2. Please continue to Section 2.
 - Commercial or industrial structure(s).
 1. Please submit APCD clearance. <https://www.slocleanair.org/rules-regulations/asbestos.php#:~:text=Asbestos%20Resources,You%20can%20remain%20anonymous>
 2. Please continue to Section 3.

SECTION 2 (required for all projects proposing to demolish one or more legal dwelling unit(s)):

Section 1946.2 of the California Civil Code requires tenant relocation assistance regardless of income. For additional information please visit the following link or speak to an attorney:

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV§ionNum=1946.2

- A. Indicate the reason(s) the occupant vacated or will vacate (either at-fault or fault)
- At-fault just cause:
 - Default in payment of rent.
 - Breach of a material term of the lease, as described in paragraph (3) of Section 1161 of the Code of Civil Procedure.
 - Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 - Committing waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 - The tenant had a written lease that terminated on or after January 1, 2020, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions.
 - Criminal activity by the tenant on the residential real property or any criminal activity or criminal

threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.

- Assigning or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
- The tenant's refusal to allow the owner to enter the residential real property as authorized by Sections 1101.5 and 1954 of the Civil Code, and Sections 13113.7 and 17926.1 of the Health and Safety Code.
- Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
- The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the Code of Civil Procedure.
- When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the Code of Civil Procedure.

B. No-fault just cause:

- Intent to occupy the unit by the owner, children, parents, etc.
- Withdrawal of the unit from the rental market.
- Intent to demolish or substantially remodel the unit.
- Owner complying with either:
 1. an order issued by a government agency or court relating to habitability that necessitates vacating the residential real property; or
 2. a local ordinance or an order issued by a government agency or court that necessitates vacating the residential real property.

If the tenant is required to vacate due to "no-fault", please mark the assistance provided:

- Direct payment equal to one month's rent in effect at the issuance of termination of residency (provide proof of payment); or
- Waiver of final month's rent (provide proof of signed written waiver by tenant).

SECTION 3: Coastal Zone Demolition (please click this link to determine if your property is in the Coastal Zone: <https://tinyurl.com/GBCoastalZone>):

- A. Is the property within the Coastal Zone? Yes No (if no, continue to Section 4)
- B. Are you proposing demolition of three or fewer single family residential units, or, in a multi-family development, demolition of 10 units or less? Yes No
- C. Does this property have a recorded deed restriction which requires the unit(s) to be affordable for very-low, low, or moderate income households? Yes No

If you answered yes to questions B or C, please provide the following:

D. Is/Are the unit(s) currently occupied?

- Yes. Please indicate each household's income level(s) below. If more than one dwelling unit, indicate the number of units for each category. *For income categories and ranges, refer to San Luis Obispo County's Affordable Housing Standards [https://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Housing-Forms-and-Documents/Informational-Documents/Affordable-Housing-Standard-\(Post-2009\).pdf](https://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Housing-Forms-and-Documents/Informational-Documents/Affordable-Housing-Standard-(Post-2009).pdf)*

_____ Very Low _____ Low _____ Moderate _____ Above Moderate

No. When was it last occupied? _____

Please indicate each household's income level(s) below. If more than one dwelling unit, indicate the number of units for each category. *For income categories and ranges, refer to San Luis Obispo County's Affordable Housing Standards [https://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Housing-Forms-and-Documents/Informational-Documents/Affordable-Housing-Standard-\(Post-2009\).pdf](https://www.slocounty.ca.gov/Departments/Planning-Building/Forms-Documents/Housing-Forms-and-Documents/Informational-Documents/Affordable-Housing-Standard-(Post-2009).pdf)*

_____ Very Low _____ Low _____ Moderate _____ Above Moderate

SECTION 4 CERTIFICATION:

I HEREBY CERTIFY that the information provided is accurate to the best of my knowledge.

Signature

Date

Print Name