

Carr, Barbara (REG)

From: David Carlos Salaverry. [REDACTED]
Sent: Friday, July 31, 2015 10:33 AM
To: Carr, Barbara (REG)
Cc: Gabriel Medina; Scott Weaver; Tracy Rosenberg
Subject: Mission Moratorium

Barbara,

I was one of the proponents of the Mission Moratorium who spoke yesterday on the issue of renovation. The language change to "substantial renovation" is better, but it may still be misleading, and may be used by opponents in mailings, etc. to confuse and frighten the voters unnecessarily.

The Building Code sections on the need for demolition permits state that demolition permits are required if and only if a) 50% of the front or rear facade is removed AND 65% of the exterior walls at the foundation are also removed.

As I testified, in the real world of construction many building are "renovated" by demolishing all but one small bit of the original edifice, to avoid the costs and time constraints of new construction. The building code incorporates the renovation demolition sections to block the most egregious games developers and contractors play.

It might confuse voters to use language like "substantial renovation in which 50% of the front and rear facade AND 65% of the exterior foundation walls are removed" in the body of the ballot handbook.

But that makes it very important to define Substantial Renovation in the Words You Need to Know section as "Substantial Renovation; meaning renovations where 50% of the front or rear facade AND 65% of the ground floor exterior walls are removed."

Please let me know if the BSC is willing to add this to the Words You Need to Know.

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Regards,

David Carlos Salaverry
[REDACTED]