

**From:** [Frank Gerber](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharff, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Margie@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** Seaplane Investments  
**Date:** Wednesday, May 24, 2023 3:53:36 PM

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You don't often get email from frank@gerbersf.com. [Learn why this is important](#)

Marie Gilmore  
City of Alameda  
375 Beale St., Suite 510  
San Francisco, CA 94105

Dear Ms. Gilmore,

I am writing to you and the other BCDC commissioners with regards to Seaplane Investments permit applications for the development in Sausalito. Seaplane Investments has been working diligently to remedy the violations from the previous owner. It seems wholly unfair to penalize Seaplane Investments and impose egregious fines for violations caused by the previous owner, particularly when BCDC's policy promotes compliance. Imposing extraordinary and unwarranted fines does not help in remedying the violations, rather it serves to ensure the property will never be brought into compliance by causing catastrophic hardship on Seaplane Investments and hindering their diligent and well-intentioned efforts to improve the property.

Why not work with Seaplane Investments to bring the property into compliance so that local citizens can enjoy the property and local business owners can benefit from the economic benefits it will bring to the community? It will also directly serve to promote BCDC's stated mission "to protect and enhance the San Francisco Bay and encourage the Bay's responsible and productive use for this and future generations."

Regards,  
Frank Gerber



**From:** [Kathy Winkler](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharff, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Margie@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** seaplanes  
**Date:** Wednesday, May 24, 2023 7:17:50 PM

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Some people who received this message don't often get email from kmattwinkler@gmail.com. [Learn why this is important](#)

Dear friends of the water,

I am a long time Richardson Bay resident. I grew up in Tiburon and my father rode the helicopters to SFO back in the day. I currently live in Strawberry and swim and paddle out in Richardson Bay.

I am saddened to hear the sea plane business is being plied by continuous fines in order to operate. This business has picked up a property which had numerous issues and has tried to work with BCDC to bring the site up to compliance while retrofitting the building and resolving flooding challenges. Trust me, I want a clean and healthy place to play, and am thrilled a business is trying to clean up the past owners oversights and make this happen. I am also thrilled that this historic business, is willing to work to do so. With countless businesses leaving the Bay Area and the ghost towns popping up attracting homeless encampments, we should be doing all we can to entice business to stay in our town.

It seems it is easy for the Seminary Property to push through more building and development without much care taken to potential damage to the bay and resources in Strawberry, I cannot imagine trying to bleed this small business dry. Please try to work with Seaplane Investments to move forward with correcting the past owners poor choices, which is costly in itself, and move past countless. fines for prior owners' mistakes. We need to keep local businesses contributing to our county and attracting more income with visitors to our lovely slice of the bay.

Sincerely,

Kathy Winkler

**From:** [peter](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharff, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Margie@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** Strawberry loves the seaplanes  
**Date:** Wednesday, May 24, 2023 7:28:09 PM

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Some people who received this message don't often get email from [peter@sohovideo.com](mailto:peter@sohovideo.com). [Learn why this is important](#)

Hi Marie

As a resident of Strawberry and small business owner I am appalled at the strong-arming the BCDC has had with a small business that is struggling to fix and amend the failed attempts to make the site passible in the eyes of the BCDC. We all want the same goals but small business can be put under enough pressure that they simply fold their tent and then we have a homeless encampment and trash everywhere.

As the president of the local sewage control board, I am very aware of the compliance steps that are taken and hefty fines if something malfunctions. We all want a beautiful safe bay to enjoy. The Seaplanes are special and unique to our county, please work with them as they provide a remarkable service to the bay and visitors as well.

Please allow SI to work through the compliance steps without hefty fines that impede their success.

Success Through Service,

Peter McIntosh

**From:** [John Seabern](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharf, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Marisa@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** Seaplane property fines  
**Date:** Thursday, May 25, 2023 2:11:17 PM

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Some people who received this message don't often get email from [johnseabern@gmail.com](mailto:johnseabern@gmail.com). [Learn why this is important](#)

Marie Gilmore  
City of Alameda  
375 Beale St., Suite 510  
San Francisco, CA 94105

Dear Ms. Gilmore,

I am writing to you and the other BCDC commissioners with regards to Seaplane Investments permit applications for the development in Sausalito. Seaplane Investments has been working diligently to remedy the violations from the previous owner. It seems wholly unfair to penalize Seaplane Investments and impose egregious fines for violations caused by the previous owner, particularly when BCDC's policy promotes compliance. Imposing extraordinary and unwarranted fines does not help in remedying the violations, rather it serves to ensure the property will never be brought into compliance by causing catastrophic hardship on Seaplane Investments and hindering their diligent and well-intentioned efforts to improve the property.

Why not work with Seaplane Investments to bring the property into compliance so that local citizens can enjoy the property and local business owners can benefit from the economic benefits it will bring to the community? It will also directly serve to promote BCDC's stated mission "to protect and enhance the San Francisco Bay and encourage the Bay's responsible and productive use for this and future generations."

Thank you,  
John Seabern

**From:** [Tom Dietz](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharff, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Margie@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** Seaplane Base, Sausalito, CA  
**Date:** Friday, May 26, 2023 11:51:42 AM

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Some people who received this message don't often get email from [tjdietz415@gmail.com](mailto:tjdietz415@gmail.com). [Learn why this is important](#)

Marie Gilmore  
City of Alameda  
375 Beale St., Suite 510  
San Francisco, CA 94105

Dear Commissioner Gilmore,

Good day. This note is in reference to the upcoming BCDC enforcement hearing regarding 242 Redwood Hwy in Sausalito. (The Seaplane Building ). My group is one the investing partners who have undertaken the challenge of bringing this iconic old building back to life. I am a local Strawberry resident and loved the idea of investing directly in my community. I am not a real estate developer or such but saw an opportunity to invest in my community. In our diligence on the property we noted the prior owner did not address key issues of the property and we were happy to rectify those issues. Immediately after acquiring the property we began addressing obvious issues resulting from years of neglect and filed a permit application for all violations within 6 months of buying the property. We are good citizens of our community and wanted this property to reflect on the growth and opportunity that exists here in Marin and the Bay.

We brought in experienced legal representation to communicate with BCDC so that we were in compliance with all regulatory requirements. We were advised our efforts were consistent with best practices and acceptable to BCDC / Marin Planning as rational responsible investment in our new property.

With a diligent effort and investment to make sure the property was in compliance and an enhancement to our community we were taken aback by the notices of violation for what are understood to be obvious repair and maintenance items on the property. With receipt of the violation notices, our Seaplane Partnership has tried unsuccessfully to have a rational conversation with BCDC enforcement. This is not consistent with community enhancement and investment in our community.

BCDC is now imposing a \$200,000 fine on the partners for implementing common sense best practices that is directly contrary to BCDC's public policy of promoting compliance. These unreasonable fines by BCDC put in serious jeopardy the continued business of the historic seaplane operations, and would then result in the site never coming into compliance. This is not in the interest of any of the stakeholders, including our broad Marin community, the Bay itself, the Bay Area and in particular the Marin and broader Bay Area tourist business, employees, local

investors, and future local investments.

We require a fulsome explanation of BCDC's penalties within the context of property owners with a desire and willingness to invest in complying with the properties needs. Penalties from prior owner neglect do not meet the public's interest. This is spotlighted against BCDC's public policy obligation to the public trust. Penalties against future investment does not serve our community, the public or our Bay.

Can you explain why BCDC is penalizing a property owner trying to comply? It's against public policy, against BCDC's obligation to public trust, and it will actually hurt bay resources because the site will never be brought into compliance. You, like us, our local Bay Area residents and we implore you to bring a rational approach to bear on resolving this, demonstrating true leadership for all stakeholders and our community. This historic property deserves to be brought back to its glory, with community enhancing components, for current and future generations of Marin County and the Bay Area. I personally want to be proud of my association with this property for my community and family. I believe we can create a project all can be proud of - BCDC's unreasonable approach here in light of our community's needs puts an entire project that benefits our broad community in serious jeopardy. Email is fine. I urge you to help BCDC staff to identify a workable solution to preserve the site and avoid putting a 70 year old business into bankruptcy.

Thank you for your efforts to represent all stakeholders,  
Sincerely,



**Thomas J. Dietz, Ph.D.**  
**Strawberry Resident and Seaplane Base investor**

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**From:** [Tony Avila](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharff, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Margie@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** Seaplane Base, Sausalito, CA  
**Date:** Saturday, May 27, 2023 2:18:32 AM

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Some people who received this message don't often get email from [tony@encorefunds.com](mailto:tony@encorefunds.com). [Learn why this is important](#)

Dear Commissioner Gilmore,

First of all, I would like to thank you for your service as I know that at times your position may seem somewhat thankless. I work with officials in many jurisdictions across California and appreciate the efforts of our government representatives. We build affordable and market rate housing throughout the state. I reside at 28 Egret Way in Strawberry and have lived there for the past decade.

I am sending this email for the upcoming BCDC enforcement hearing regarding The Seaplane site at 242 Redwood Highway. I was very excited to learn that this site might be cleaned up as it is somewhat of an eyesore in its current state.

I was told that there is expected to be an enforcement action resulting in fines approaching a quarter of a million dollars against the new ownership that wants to restore the property. I was also told that the fines would make the repairs economically unviable and that the property would remain in disrepair. Wow! How ironic that our government would take such action against people trying to protect the bay and its resources. I see this same government action in the City of San Francisco. This wonderful city which I called home for 20 years has decided to implement a transfer tax of 6%. Of course, this transfer tax restricts new investment in the City of San Francisco which is a major cause of the city's death spiral. Implementing massive fines on businesses that want to clean up problems around the Bay has the same chilling effect and causes a similar death spiral.

I hope that you and your colleagues at the BCDC will do the right thing for the Bay and the people you represent and substantially reduce or eliminate these fines to enable the cleanup/repairs to progress.

Feel free to contact me any time and thank you again for your service to the community.

Best regards, Tony Avila; 415.561.0600

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**From:** [Greg Stern](#)  
**To:** [Marie Gilmore](#)  
**Cc:** [Scharff, Greg@BCDC](#); [Plater, Brent@BCDC](#); [Malan, Margie@BCDC](#); [Trujillo, Matthew@BCDC](#)  
**Subject:** Seaplane Investments  
**Date:** Sunday, May 28, 2023 12:19:28 PM

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You don't often get email from [gstern@bssp.com](mailto:gstern@bssp.com). [Learn why this is important](#)

Good afternoon.

As a long time business owner in Sausalito and resident in southern Marin County, I am writing to you in support of the Seaplane Investments development permit applications.

The various violations that the present owners are working to remedy are legacy issues from the previous owner. The significant penalties being imposed seem to contradict the BCDC's stated goal of promoting compliance. Given that the shared objective is to achieve compliance on the property, it seems that it would make sense for the BCDC to work together with the property owner to remedy any legacy violations, thereby setting the stage for development which will provide significant benefits to the community at large.

I urge you to reconsider the unfair fines that have been levied on Seaplane Investments, and to instead collaborate with the new owners to make the required changes that will bring the property into compliance.

Thank you for your consideration.





**From:** [Marie Gilmore](#)  
**To:** [Malan, Margie@BCDC](mailto:Malan, Margie@BCDC)  
**Subject:** Fwd: Seaplane Investments Enforcement Action  
**Date:** Monday, May 29, 2023 3:40:43 PM

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FYI. Please add to the rest of the comment letters.

Marie Gilmore

Begin forwarded message:

**From:** Dean Schultz  
**Date:** May 29, 2023 at 3:35:12 PM PDT  
**To:** melrgilmore@gmail.com  
**Cc:**  
**Subject: Seaplane Investments Enforcement Action**

Dear Ms. Gilmore:

I'm writing in support of Loring Sagan and Seaplane Investments, which I'm told has an upcoming enforcement hearing with the BCDC. I have always admired the BCDC and the way it has gone about accomplishing the very difficult mission it has. Having said that, I find it hard to understand why the BCDC is taking such a hard position against Seaplane Investments when it's manifest intention is to improve the property and bring it into compliance with all applicable rules and regulations. I think that approach should be encouraged, not penalized. I'm concerned that the actions threatened by BCDC will discourage Seaplane Investments to the point that it won't be feasible for it to continue the project. In that case we could all be looking at further deterioration of the property and exposure to sea level rise. Therefore I urge you and your colleagues to quickly work with Seaplane Investments to find a mutually acceptable resolution, so work can go forward as soon as possible. Sausalito will benefit from the completion of this project. As a 16 year resident I know I'll be pleased with the result, and I suspect that most residents of Sausalito will be as well. I will hope for a rapid and satisfactory resolution.

Sincerely,  
Dean Schultz

Sent from my iPhone