

Wednesday, December 17, 2025 at 16:37:05 Pacific Standard Time

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**Subject:** FW: Request for Brief Time Extension to Respond to BCDC Complaint / Beattie Trust / ER2018.015.00  
**Date:** Friday, November 14, 2025 at 4:33:13 PM Pacific Standard Time  
**From:** Boyd, Amanda@BCDC  
**To:** Wagner-McGough, Sean@BCDC, Chamberlain, Isabel@BCDC  
**Attachments:** SCB-CA-NOVA25111416160.pdf

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Amanda Boyd | Staff Attorney  
SF Bay Conservation & Development Commission

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**From:** Jim Armstrong <[jimellen7@gmail.com](mailto:jimellen7@gmail.com)>  
**Sent:** Friday, November 14, 2025 4:31 PM  
**To:** [matthew.trujillo@bcdc.ca.gov](mailto:matthew.trujillo@bcdc.ca.gov); Chamberlain, Isabel@BCDC <[isabel.chamberlain@bcdc.ca.gov](mailto:isabel.chamberlain@bcdc.ca.gov)>;  
Boyd, Amanda@BCDC <[amanda.boyd@bcdc.ca.gov](mailto:amanda.boyd@bcdc.ca.gov)>; Zeppetello, Marc@BCDC  
<[marc.zeppetello@bcdc.ca.gov](mailto:marc.zeppetello@bcdc.ca.gov)>  
**Subject:** Fwd: Request for Brief Time Extension to Respond to BCDC Complaint / Beattie Trust / ER2018.015.00

You don't often get email from [jimellen7@gmail.com](mailto:jimellen7@gmail.com). [Learn why this is important](#)  
WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Re: Beattie Trust / ER2018.015.00 / Extension Request Attached

----- Forwarded message -----

**From:** Jim Armstrong <[jimellen7@gmail.com](mailto:jimellen7@gmail.com)>  
**Date:** Fri, Nov 14, 2025 at 3:47 PM  
**Subject:** Fwd: Request for Brief Time Extension to Respond to BCDC Complaint / Beattie Trust / ER2018.015.00  
**To:** Jim Armstrong <[jimellen7@gmail.com](mailto:jimellen7@gmail.com)>

----- Forwarded message -----

**From:** Jim Armstrong <[jimellen7@gmail.com](mailto:jimellen7@gmail.com)>  
**Date:** Fri, Nov 14, 2025 at 3:46 PM  
**Subject:** Request for Brief Time Extension to Respond to BCDC Complaint / Beattie Trust / ER2018.015.00  
**To:** <[marc.zeppetello@bcdc.ca.gov](mailto:marc.zeppetello@bcdc.ca.gov)>, <[matthew.trujillo@bcdc.ca.gov](mailto:matthew.trujillo@bcdc.ca.gov)>,

<[isabel.chamberlain@bcdc.ca.gov](mailto:isabel.chamberlain@bcdc.ca.gov)>, <[amanda.boyd@bcdc.ca.gov](mailto:amanda.boyd@bcdc.ca.gov)>

Dear Matthew, Amanda and Isabel,

**.Re: Response Time Extension to Violation Report Extension / Request.**

This is Jim Armstrong, manager for Beattie Trust following up on your e-mail of 11/12/25, received yesterday ...enclosed. RE: ER2018.015.00.

I am the property manager for Beattie Trust.

This communication is to request a brief extension of time to respond to your e-mail notice indicating a response due by 11/14/25. (enclosed).

In connection with this request, Beattie Trust has retained a professional planning consultant to assist with said requested response. For us to complete such and per our consultants request we need to request more information.

Specifically, while we've received your recent e-mail e-mail communications, we did not receive other referenced mailed communications including the violation report, and other forms referenced in your e-mail which we need to provide your requested response. The e-mail we received which included a link to your violation report, did not work as the link had expired. Please e-mail to us that information so we can move forward with our response, which we intend to do as soon as possible.

We would greatly appreciate your consideration of granting this brief extension request with the mutual goal of satisfactorily resolving any concerns as expeditiously as possible. While we've spent a considerable amount of time in researching literally hundreds of pages of standards we ultimately determined that we need the professional consultant to assist us in completing this process and as soon as possible.

Thank you for your consideration. **Pls see attached docs in the next e-mail.**

Sincerely,

Jim Armstrong / Manager. C/O: Beattie Trust.

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**Jim Armstrong**

Luxury Property Specialist

CalRE# 00596320

C. 415.606.6864

[jimellen7@gmail.com](mailto:jimellen7@gmail.com)

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