



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Minutes for 5 February 2015

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 5 February 2015 at the Gualala Community Center (GCC) in downtown Gualala, California. Council Members present were: Ron Eckert, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Council Member Barry DuCharme was absent. Special Guest was Greg Warner, Chief of the South Coast Volunteer Fire Department (SCVFD). Administrator Mary Mobert and eight members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Watts convened the meeting at 18:33.

1. **Introductions and Announcements:** Council Members introduced themselves. Council Chair Watts introduced and welcomed Carolyn Young, the new reporter for the Independent Coast Observer (ICO).
2. **Consent Agenda: Minutes of 8 January 2015, and Correspondence:**
 - a. **it was moved by Council Member Mills, seconded by Council Member Ivor, and unanimously carried that the 8 January 2015 minutes be approved as presented.**
 - b. **Correspondence:** (see attached):
 - i. E-mail: Mendocino County Planning and Building Department (MCPBD) re. withdrawal of CDPR #8-2002/2015 (Bidgood & Poole); will be addressed at **Item 6**.
 - ii. MCPBD Notice of Planning Commission Hearing for CDP #19-2014 (CalTrans); acknowledged as received.
3. **Approval of the Agenda (see attached): It was moved by Council Member Juengling, seconded by Council Member Eckert, and unanimously carried that the agenda be approved as amended by adding MCPBD's e-mail re. withdrawal of CDPR #8-2002/2015 (Bidgood & Poole) to Item 6.**
4. **Public Input on Non-agenda Items:**

Charles Ivor, Gualala-area resident, announced that Gualala Redwoods, Inc.'s. (GRI) 29,500 acres of timberland is for sale. Several conservation groups have made offers; bids close tomorrow. The company will evaluate the submissions and go from there.
5. **Monthly Report: Mendocino County Law and Code Enforcement:** None.
6. **CDPR #8-2002/2014 (Bidgood and Poole): Location 34650 So. Highway One, APN 144-011-02;** A request to renew #CDP #8-2002's approval that allows for the construction of a 1,563 sq. ft. addition to an existing 797 square feet. single-family residence and a maximum building height of 26 feet above the average finished grade; the construction of a 667 square feet detached garage with a maximum building height of 15 feet above the average finished grade; demolishing a small shed; and installing a new septic system to replace the existing system. (Council Members Ivor & Juengling).

Council Chair Watts explained the owner asked that the application be withdrawn. Juliana Cherry of Fort Bragg MCPBD sent an e-mail to GMAC confirming the termination (see correspondence).
7. **Discussion: Downtown Gualala Parking Issues:**

John Bower, Gualala-area resident, raised the parking issue at the 2 October 2014 meeting (see Minutes Archives). When Redwood Coast Medical Services (RCMS) instituted their new Urgent Care program, parking became an issue due to a higher volume of patients using the clinic. Parking has been an ongoing topic during Gualala Community Action Project (GCAP Streetscaping) discussions.

At the last meeting, Diane Agee, RCMS Director, stated the clinic was presently studying the parking problem and, at times, all of Coast Life Support District's (CLSD) and RCMS's spaces are filled, with cars parking along both sides of Ocean Drive and Church Street.

He presented a map showing potential parking spaces and noted that, when the Highway One streetscaping becomes a reality, around 25 parking plus all present large truck parking spaces will be lost from on-street parking with nothing to take their place.

Bill Boland, Pastor of the Gualala Baptist Church, said the church will have a parking problem in the future especially during weddings and funerals. **Mary Mobert**, Gualala-area resident, remembered Linda Crockett's funeral where every parking space was taken on Church Street, West Moonrise, Ocean Drive, the lots for the Baptist and Catholic Church's, the SCVFD and CLSD, and some on Highway One and the Sundstrom Mall. Not another soul could squeeze inside the church and people were standing three deep at every window. This may seem unusual but, when a wedding or a funeral is held for people who have lived all their life in this community, the attendance is enormous.

Ben Klagenberg, maintenance supervisor for the Gualala Baptist Church, stated the church's parking lot is used by the public all the time. The Point Arena School District uses it daily as a bus drop-off zone; RCMS uses it when meetings are being held or patient traffic is heavy. He agreed with Ms. Mobert about special events at the church and said the area needs more than what's available now.

Coleman Smith, Gualala Community Center (GCC) representative, noted that on Pay 'N Take days, the parking fills their 75-space parking lot, all available places on both sides of Highway One and the road leading into Sundstrom Mall, the Gualala Country Inn and the pharmacy's lots, and the usable space along the hillside above the Inn owned by GRI. When GRI's land is sold, the new owners may prohibit parking on their property. This will cause a problem for GCC and solutions need to be found, such as a public parking lot with a van to transport people to and from their destinations.

As the area gets more visitors and tourism, the problem will only get worse. It applies to every business and organization in town. So, where will the lot(s) be located and who will pay for it/them? Gualala, being unincorporated, can't pay, and neither the County nor the state will want to pay either; that leaves property owners to foot the large bill, which won't happen. This is everyone's problem and it can't be put off; it needs to be discussed and answers found now.

Council Chair Watts noted Gualala has a town plan. Though it is twelve years old, it's still in force and any plans have to comply with it. **Council Member Juengling** stated the Gualala Community Action Plan (GCAP) is based on the Town Plan regarding parking, traffic circulation, etc.

Church Street is a different issue than Highway One. A piece of property just east of Church Street would serve very well and could be acquired for- and dedicated to parking. Implementing a trolley or van to transport tourists, employees and/or owners of downtown businesses would free many spaces downtown for other uses. The most congested area is right at the Post Office crosswalk. This will be addressed by adding two more crosswalks, north at Ocean Drive and south at Center Street.

Council Chair Watts asked Council Member Juengling to invite Phil Dow of Mendocino Council of Governments (MCOG) to report on GCAP's progress at the 5 March meeting. If he is able to attend, the Council would devote 1 to 1 ½ hours for public input and discussion on GCAP. **Council Member Juengling** said he would try to have Mr. Dow attend.

Mr. Smith mentioned the tables that occupy the CalTrans parking area just south of the Sandbar Restaurant. Starting on Friday and going through the weekend, these people are illegally occupying a parking area and making illegal sales. They are in competition with every business in town and he asked what could be done about it.

Council Member Juengling said the area was CalTrans right-of-way and the venders should be apprised of the situation. The Sheriff or CHP could be asked to enforce the laws on blocking parking areas and rights-of-way. **Mr. Bower** stated he had taken photos of the peddlers and had been threatened; **Council Member Juengling** had the same thing happen to him. **Council Chair Watts** referred Mr. Smith to CalTrans District One website and noted they do respond to comments and reports of violations. They could be asked to erect signs saying NO VENDERS.

It was moved by Council Member Ivor, seconded by Council Member Mills, and unanimously carried that GMAC designate a Member to contact CalTrans about the vender problem on CalTrans Highway One right-of-way. Council Member Ivor will write a letter to CalTrans asking for signage.

Steve May, co-owner of Surf Market in Gualala and part of the Go Local movement, sees local community committees addressing several serious issues. Once the GCAP is complete, over-sized vehicles—campers, trucks, etc.—will not have a parking area to use. At present, no one knows what will happen when these parking areas are eliminated but this needs to be addressed soon. He would like an ad hoc committee of interested people be formed to discuss the problem and issue findings.

Council Chair Watts stated an ad hoc committee couldn't be formed by GMAC but by the citizens who want to participate. They discuss the issues and make the recommendations to GMAC that then votes to advise the County, MCOG, CalTrans, etc. on those recommendations. **Council Member Juengling** recommended everyone read the *Gualala Community Action Plan, Downtown Design Plan Phase II, Chapter 4, Downtown Parking Plan*, pages 32 – 48 to be informed on what Mr. Dow will address at the March meeting. The plan is on GMAC's website and can be downloaded and printed from there: www.gualalamac.org. Perhaps an ad hoc committee will form after that meeting.

Mr. Bower would like to open an area of parking just north of the Surf Market presenting an ocean/river view that would invite visitors and tourists to pull in for the view and shop for their needs. It would be an asset for the community and its businesses. CalTrans has a grant called *Local Assistance* that might help Gualala deal with the parking problem; researching it would be worthwhile.

Council Member Mills agreed the most dangerous area in town was with on-street parking and the inability to see traffic before pulling out onto the highway, especially in the area in front of the Surf Market and Post Office. He had seen several accidents there. The venders in CalTrans right-of-way and the sale of GRI's land are also immediate problems and hoped GCAP had some solutions.

8. Drought: State of Emergency and Status of the Gualala Water Moratorium: None.

9. Council Chair Watts' Report: None

10. Council Matters:

a. Gualala Community Action Project (GCAP Streetscaping: See Item 7 (above).

b. Various CalTrans & County Issues: None

11. Treasurer Eckert's Report: GMAC's account balance is \$902.01. Council Treasurer Eckert still didn't know when or how much of the annual \$3,333.33 would be deposited into GMAC's account.

12. Webmaster Mills' Report: **Webmaster Mills'** computer crashed but the GMAC website is up. He was not able to update the site with the 8 January Minutes or 5 February Agenda. The new hard drive should be installed in a week and the site updated and in good running order. Announcements on any future updates will be e-mailed to GMAC Members and GMAC's Contact List.

13. Administrator Mobert's Report: **Administrator Mobert** reported she worked 14.266 hours for \$214 with \$6.80 in materials, for a January invoice total of \$220.80.

14. Agenda for the next meeting Thursday, 5 March 2014:

- i. CDPs received before the 20th of the month
- ii. Various CalTrans and County Issues (Council Member Juengling)
- iii. Water Issues and the California Drought (Council Members Ivor and Juengling)
- iv. Gualala Community Action Plan (GCAP) Update (Council Member Juengling)
- v. Gualala Parking Issues (Council Members Juengling and Watts)
- vi. 2014-15 Budget and Request that GMAC's County allotment be raised (Treasurer Eckert)

15. Adjournment: It was unanimously agreed the meeting adjourn at 19:38.

Respectfully Submitted,

A handwritten signature in black ink that reads "Mary Mobert". The signature is written in a cursive, flowing style.

Mary Mobert, GMAC Administrator