



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445
www.gualalamac.org

Regular Meeting Agenda

Thursday, June 6, 2024
6:00 p.m.

Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA, 95445

Zoom teleconference link: <https://tinyurl.com/GMACMonthly> or

<https://zoom.us/join> and enter Meeting ID 3553467386, Passcode 95445.

Zoom telephone: 669-900-6833 and enter Meeting ID 3553467386, Passcode 95445.

1. Call to Order and Introductions

2. Agenda Approval

3. Approval of Minutes

3.1. May 2, 2024

4. Correspondence

- California Department of Forestry and Fire Protection Weekly Notice of Submission of Timber Harvest Plans and Amendments: May 2, 2024; May 9, 2024; May 16, 2024; May 23, 2024; May 30, 2024.
- Dave Shpak FW: 5/16/2024 Presentations on Status of LCP Update: May 11, 2024.
- Dave Shpak FW: Coastal Zone Updates - May 16, 2024: May 14, 2024.
- Dave Shpak GMAC: draft summary minutes for 5/2: May 19, 2024.
- Kevin Evans Community Center Public Design Presentation: May 20, 2024.
- Dave Shpak GMAC: draft agenda for regular meeting on 6/6: May 30, 2024.
- Don Hess BOS approval of GMAC bylaws: June 1, 2024.
- Kevin Evans Re: BOS approval of GMAC bylaws: June 1, 2024.

5. Public Comment on Non-Agenda Items

A maximum of 3 minutes is reserved for members of the public to address the Gualala Municipal Advisory Council (GMAC) on items not listed on the agenda and the total time for public input on a particular issue is limited to 20 minutes (Government Code 54954.3). The Council is prohibited from discussing or acting on matters not on the agenda but may briefly respond or ask a question for clarification (Government Code 54954.2).

6. Mendocino County Sheriff or Code Enforcement Report

7. Public Agency Referrals - Discussion or Action

7.1. [CDP-2024-0001; Chase and Shavawn Forester](#) (Juengling, Mayer)

Applicant Request: Standard Coastal Development Permit proposing development on a vacant parcel with a two-story 1,759 square-foot single-family residence (SFR), 475-square-foot detached garage with guest cottage (above garage), retaining wall at garage, gravel roadway to apron concrete driveway, hot tub with generator and propane utility pad and enclosure. Three side perimeter fence, entry gate, septic system, tree and vegetation removal, and necessary grading for site. Site address: 36420 So. Highway 1, Gualala.

- Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.
- 7.2. [CDP-2024-0006; Daniel McGrath and Dong dong Ding](#) (Evans, Juengling)
Standard Coastal Development Permit to install a 640 square-foot modular home with a deck, install a roof-mounted solar system, a pump tank, and fencing around a garden area. The applicant also proposes to re-gravel the driveway, install an 80 square-foot storage shed to the north of the modular home, remove two Bishop Pine snags, and construct sewer, electrical, and water hookups. In addition, the applicant proposes to install a culvert pipe under proposed driveway to connect drainage ditch.
Site address: 37891 Old Coast Highway, Gualala.
Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.
- 7.3. [CDP-2023-0041; David and Mary Ashuckian](#) (Evans, Mayer)
A Standard Coastal Development Permit to demolish 600± square feet of an existing single-family residence, excavation for a lower story, construction of 2,636 square-foot addition to existing residence which includes two bedrooms, a garage, art studio, and a third level Accessory Dwelling Unit siting on the garage. In addition, a Variance request to reduce the minimum front setback requirement from thirty (30) feet to twenty (20) feet.
Site address: 38660 Coral Court, Gualala.
Recommended action: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.
- 7.4. [CDP-2019-0041 Referral #2; Chester Davis](#) (Shpak)
Applicant Request: Administrative Coastal Development Permit, after-the-fact, to permit clearcutting trees, a 1,260 square-foot yurt with a constructed 102 square-foot addition (1,362 square-foot in total), a 346 square-foot yurt, 40 square-foot shed, a storage yurt, a septic system, a 578 square-foot deck, solar array, a greenhouse, and 120 square-foot bathroom. The 1,362 square-foot yurt would be for residential use. The deck connects the residence to the 102 square-foot addition. This is a re-referral due to a more complete description of work including clearcutting, additional yurts, and other information.
Site address: 46885 Getchell Gulch Road, Anchor Bay.
Recommended action: discuss updated proposal and affirm previous comments/recommendations to Mendocino County Planning and Building Services.
- 7.5. [CDP-2021-0052; Dunya Alwan](#)
Applicant Request: Coastal Development Permit to develop a vacant parcel with: 1,300 square foot single-family residence (SFR), 165 square foot deck, 493 square foot accessory building/workshop, 1,200 gallon concrete pump chamber, 1,200 gallon concrete septic tank, water supply from North Gualala Water Company, 200 square foot driveway extension, possible standby electric service and/or propane tank, and vegetation removal. This is a re-referral to address the revised biological resources report; original referral was distributed on 12/7/2021.
Site address: 46885 Getchell Gulch Road, Anchor Bay.
Recommended action: assign GMAC project review for report and recommendation at the GMAC regular monthly meeting in July 2024.
- 7.6. [B-2024-0012; John Chandler and Slick Rock Ranch LLC](#)
Applicant Request: Coastal Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 142-070-06x) will increase from 1.5± acres to 17± acres, and Lot 2 (APN 142-110-02x) will decrease from 37± acres to 21.5± acres.
Site address: 31101 South State Route 1, Gualala.
Recommended action: assign GMAC project review for report and recommendation at the GMAC regular monthly meeting in July 2024.

8. Old Business - Discussion or Action

- 8.1. Gualala Municipal Advisory Council Bylaws Update - status update only
Supervisor Ted Williams placed the 2024 Bylaws Amendment, as adopted by GMAC on 5/2/24, on the Board of Supervisors Consent Agenda for June 4, 2024. The purpose of this agenda item is to acknowledge GMAC receipt of action by the Board of Supervisors.

9. New Business - Discussion or Action

- 9.1. Gualala Municipal Advisory Council Regular Meeting in July 2024
The next regular GMAC meeting on the standard first-Thursday-of-the-month interval would be July 4, 2024, the national Independence Day holiday.
Recommended actions: (1) discuss the standard schedule conflict with the Independence Day holiday; (2) determine need for a regular GMAC meeting in July; (3) set date and time for regular GMAC meeting in July, if needed.

10. Committee Reports

- 10.1. Bower Park Renovation (Lewis, Mayer, Evans)
10.2. Caltrans SR1 Gualala Downtown Enhancement Project (Shpak, Mayer, Finley)
10.3. Gualala Community Center Reconstruction and Master Plan (Evans)
10.4. Local Coastal Program and Town Plan Update (Shpak)
10.5. Economic Development (Evans, Juengling)
10.6. Website, Social Media, Telecommunications, Community Broadband Access (Hess, Mayer)

11. Treasurer Report

12. Councilmember Comments, New Business for Future Agenda

13. Adjournment:

The next regular meeting of GMAC may be held in July 2024 (meeting and date to be determined by Agenda Item 9.1) at 6:00 p.m., at the Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA 95445. Remote public access by Zoom teleconference and telephone will be provided via the same Internet link and telephone number shown at the top of this agenda.