



Gualala Municipal Advisory Council

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

Regular Meeting Agenda

Thursday, August 1, 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. June 6, 2024

4. Correspondence

- California Department of Forestry and Fire Protection Weekly Notice of Submission of Timber Harvest Plans and Amendments: June 6, 2024; June 13, 2024; June 20, 2024; June 27, 2024; July 3, 2024; July 11, 2024; July 18, 2024; July 25, 2024.
- Dave Shpak GMAC Bylaws Update: approved by Board of Supervisors: June 7, 2024.
- Dave Shpak GMAC: draft summary minutes for 6/6: June 7, 2024.
- Dave Shpak GMAC July Regular Meeting: cancellation notice: June 7, 2024.
- Dave Shpak RE: Mendocino County Local Road Safety/Action Plan Update: June 18, 2024.
- Dave Shpak Mendocino Coast Recreation and Park District Resolution to Fund Bower Park Restoration: July 3, 2024.
- Dave Shpak CDPM 2024-0004 Referral: July 3, 2024.
- Dave Shpak Caltrans SR 1 drainage project in Sea Ranch: July 14, 2024.
- Dave Shpak Bower Park Rehabilitation Project: draft project options and survey: July 14, 2024.
- Dave Shpak GMAC: draft agenda and other materials for regular meeting on 8/1: July 26, 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-2021-0052; Dunya Alwan](#) (Juengling, Lewis)

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: 34620 So. Highway 1, Gualala (APN 144-011-19).

Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.

7.2. [B-2024-0012; John Chandler and Slick Rock Ranch LLC](#) (Shpak, Hess)

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 actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.

7.3. [CDPM-2024-0004; Richard Cionco and Natsuki Fukasawa](#)

Applicant Request: Standard Coastal Development Permit Modification of Coastal Development Permit CDP_2019-0049 to increase the amount of grading from 330 cubic yards to a total of 925 cubic yards of grading (Delta 595 cubic yards), drainage and reduced the average building height of the single-family residence from 28 feet above the natural grade to 24 feet 6 ½ inches above natural grade (Delta 3 feet 5 ½ inches).

Additional Information: CDP_2019-0049 was adopted by the Coastal Permit Administrator, on June 24, 2021, to construct a single-family residence and ancillary development.

Associated improvements include carport and decking around the single-family residence, a paved driveway, and construction of a bioswale and a curtain drain. Associated utilities include construction of a septic system and a well.

Site address: 46880 Iversen Lane, Gualala (APN: 142-010-52-05).

Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services. Alternatively, assign GMAC project review for report and recommendation at the GMAC regular monthly meeting on September 5, 2024.

7.4. [CDPR-2024-0002; Anthony and Alisha C Bazzano](#)

Applicant Request: Renewal of Coastal Development Administrative Permit CDP_2021-0020, which authorized the construction of a single-family residence with attached garage, well, septic system, driveway, grading, and the removal of one (1) fir tree. No changes to the previously approved project are proposed. The renewal would extend the expiration date of CDP_2021-0020 for one (1) year.

Additional Information: Coastal Development Permit CDP_2021-0020 was approved on July 22, 2022 and expires on July 22, 2024. The proposed project would extend the expiration date by one (1) year. No changes are proposed to what was originally approved under CDP_2021-0020. The applicant submitted Building Permit application BF_2022-0501 on July 19, 2022. The applicant was not able to complete the conditions of approval associated with CDP_2021-0020 before expiration of BF_2022-0501, including the construction of a residential driveway approach onto Iversen Lane (CR 532). The proposed renewal would allow more time to complete the conditions of approval and continue the steps necessary to allow issuance of BF_2022-0501.

Site address: 46611 Iversen Lane, Gualala (APN 142-010-13).

Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services. Alternatively, assign GMAC project review for report and recommendation at the GMAC regular monthly meeting on September 5, 2024.

8. Old Business - Discussion or Action

9. New Business - Discussion or Action

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 will be held on September 5, 2024 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.