



Gualala Municipal Advisory Council

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

Regular Meeting Agenda

Thursday, September 5, 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. August 1, 2024

4. Correspondence

- California Department of Forestry and Fire Protection Weekly Notice of Submission of Timber Harvest Plans and Amendments: August 1, 2024; August 8, 2024; August 15, 2024; August 22, 2024.
- Dave Shpak GMAC: draft summary minutes for 8/1: August 10, 2024.
- Don Hess MCOG meeting Monday the 12th to discuss Streetscape: August 9, 2024.
- Dave Shpak GMAC: THP notice: August 12, 2024.
- Kevin Evans Bower Park is Reopened: August 14, 2024.
- Dave Shpak GMAC: initial draft agenda and other materials for regular meeting on 9/5: August 31, 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. [CDPM-2024-0004; Richard Cionco and Natsuki Fukasawa](#) (Shpak and Hayward)
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.

[CDP-2024-0034; Dunya Alwan](#)

Applicant Request: Standard Coastal Development Permit to remove a travel trailer, outdoor shower, gravel driveway surfacing, two storage containers, two fire pits, and address vegetation removal and grading followed by parcel restoration as outlined in a site and agency consultation report and restoration proposal.

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

Recommended actions: discuss referral and assign GMAC project review for report and recommendation at the GMAC regular monthly meeting on October 4, 2024.

7.2. [B-2024-0020; John-Pascal Berrill and Christa Marie Dagley](#)

Applicant Request: Coastal Boundary Line Adjustment to reconfigure the boundaries between two (2) existing lots. Lot 1 (APN 144-012-10) will increase from 0.9± acres to 1± acres, Lot 2 (APN 143-170-10) will decrease from 3.8± acres to 3.7± acres.

Site address: 46800 Fish Rock Road and 34601 South State Route 1, Gualala (Anchor Bay).

Recommended actions: discuss referral and assign GMAC project review for report and recommendation at the GMAC regular monthly meeting on October 4, 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.