



Gualala Municipal Advisory Council

P.O. Box 67, Gualala CA 95445

www.gualalamac.org

Regular Meeting Summary Minutes DRAFT

Thursday, September 5, 2024 at 6:00 p.m.
Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA, 95445

A verbatim recording of this meeting is available from the
Gualala Municipal Advisory Council website at this Internet address:

<https://youtu.be/n8SR8bNN6mw>

1. Call to Order and Introductions

- The meeting was called to order at 6:00 p.m.
- Council members present: Kevin Evans, Robert Juengling, Dave Shpak, Dan Lewis, Don Hess, Henry Mayer, Zachary Hayward. Council member absent (excused): Finley.
- Mendocino County personnel present (remote): Sheriff Deputy Sheriff Michael Jensen, Sheriff Lt. Clint Wyant.

2. Agenda Approval

- Shpak proposed additions; Mayer proposed correction.
- Motion and second to approve as amended: Meyer, Lewis. Vote: Ayes unanimous.

3. Approval of Minutes

- August 1, 2024. Motion and second to approve: Hess, Hayward. Vote: Aye by Juengling, Shpak, Hess, Lewis, Hayward; Abstain by Evans, Mayer.

4. Correspondence

- Reported as on approved agenda.

5. Public Comment on Non-Agenda Items

- None.

6. Mendocino County Sheriff or Code Enforcement Report

- Sheriff Lt. Wyant introduced himself and Deputy Sheriff Jensen, and apologized for Sheriff Kendall's absence.
- Deputy Sheriff Jensen summarized recent south coast actions and investigations.

7. Public Agency Referrals

- 7.1. CDP-2021-0052; Dunya Alwan (Juengling, Lewis)
- 7.2. CDPM-2024-0034 Dunya Alwan
 - Both referrals were considered simultaneously, since they pertain to the same project, applicant, and property.
 - Juengling summarized review since 8/1/24, including discussion with applicant.
 - Current referral would remediate non-permitted work and storage on property.

- Shpak reported consultation with the Mendocino County staff planner, who asked for GMAC to comment on the new CDP proposal by the referral deadline of 9/11/24, since time is of essence for restoration work before winter.
 - Dunya Alwan, applicant, explained purpose of new CDP:
 - Must reconfigure site access since access from the north is no longer viable.
 - Must restore up to 1,000 ft² of site damage as soon as possible, ideally to be complete by 10/31/24.
 - Prepared to begin restoration work immediately upon CDP approval.
 - Motion and second to recommend that CDP-2024-0034 be approved: Juengling, Lewis. Vote: Ayes unanimous.
 - Motion and second to table CDP-2021-0052 pending completion of site restoration: Juengling, Lewis. Vote: Ayes unanimous.
- 7.3. CDPM-2024-0004; Richard Cionco and Natsuki Fukasawa (Shpak, Hayward)
- Shpak summarized CDP modification of previously-approved CDP, results of his review, and recommended GMAC comments and action.
 - Mayer asked about fill controls and detection of discrepancy between approved CDP and BF elevations and fill volumes.
 - Richard Cionco and Natsuki Fukasawa, applicants, described project history and design evolution:
 - Change in fill elevation was the result of Mendocino County driveway slope limits and requirements. Did not know who found the discrepancy between the approved CDP and approved BF.
 - Change in building height necessary to keep total structure height in compliance with Mendocino County code limit of 28 feet above average ground elevation.
 - Public comment was received from Catherine Palmer, Gene Lopes, Alina Reyes, and David Weller. Written materials were submitted to GMAC by Palmer and Reyes.
 - Councilmembers discussed the proposed CDPM, comments from the public, and advised the public of GMAC's authorized roles and their opportunities for further engagement in the CDP process.
 - Mayer asked questions that were answered by Cionco, Fukasawa, and members of the public.
 - Motion and second to (1) send submitted written public comments and link to verbatim meeting recording to Planning and Building Services Department, (2) request the Department acknowledge receipt of the attached materials and awareness of the concerns expressed by members of the public. GMAC also requests the Department report progress on complaints of alleged code violations pertaining to the referral, (3) withhold comment on the referral until the Department provides information requested in item 2, and direct Shpak to transmit comments to the Department: Mayer, Hayward.
 - Councilmember discussion on the motion included GMAC role in code violation resolution; GMAC role as liaison between the applicants, community, and County government; and alternative motion on referral if this motion fails.
 - Evans called for roll vote: Aye by Hayward, Juengling, Lewis, Mayer; Nay by Hess, Evans, Shpak. Finley absent. Motion carried.

- 7.4. B-2024-0020; John-Pascal Berrill and Christa Marie Dagley
- Evans previewed proposed boundary line adjustment.
 - Mayer volunteered to review and present recommendation for GMAC consideration at the October GMAC meeting.

8. Old Business - Discussion or Action

- None.

9. New Business - Discussion or Action

- None.

10. Committee Reports

- 10.1. Bower Park Renovation
- Mayer and Hayward gave update: park is open, hazardous tree removal completed and cleaned up. Both expressed anticipation over rehabilitation design.
 - Shpak reported that the Mendocino County Planning Commission approved the coastal use permit proposed by the Redwood Coast Recreation Center to build a pavilion and ancillary improvements at the adjacent Ocean Ridge Park.
 - Evans complimented Mendocino County, Mendocino Coast Recreation and Park District, Redwood Coast Recreation Center, and Save Bower Park for progress on the rehabilitation project and consideration of long-term operations and maintenance.
- 10.2. Caltrans SR1 Gualala Downtown Enhancement Project
- Juengling recused himself and left the dais due to conflict of interest.
 - Shpak summarized Caltrans progress report to the Mendocino Council of Governments on 8/12/24.
 - Mayer and Shpak discussed project evolution in final design process.
 - Mayer will coordinate Caltrans meeting with GMAC committee to discuss landscaping maintenance, wetland avoidance, project changes from conceptual layout.
- 10.3. Gualala Community Center Reconstruction and Master Plan
- Evans gave update on final design progress, construction schedule, capital funding campaign, integration of Annex renovation in construction project.
 - Councilmembers discussed ideas for fundraising.
- 10.4. Local Coastal Program and Town Plan Update
- Shpak recommended councilmembers register at the Grassroots Institute website to keep informed on progress and upcoming meetings.
 - Hess mentioned GRI presentation on climate change migration, scheduled for 9/19/24 from 3 p.m. to 5 p.m. via [Zoom teleconference](#).
- 10.5. Economic Development
- Evans described potential ballot measure to increase Mendocino County bed tax by 1% to fund the Tourist Business Improvement District.
- 10.6. Website, Social Media, Telecommunications, Community Broadband Access
- Hess described work in progress on new GMAC website and heads-up from Supervisor Ted Williams about ADA compliance.

11. Treasurer Report

- Lewis reported Mendocino County has paid the rent in advance for using the Coast Life Support District training room.
- Expenditures are under the \$5,000 annual budget allowance.

12. Councilmember Comments, New Business for Future Agenda

- Shpak announced that he will miss the regular GMAC meetings in October, November, and December due to travel out of the area. Evans volunteered to prepare agendas for the three upcoming meetings.

13. Adjournment

- Motion to adjourn and second: Hayward, Juengling. Vote: Ayes unanimous.
- Meeting adjourned at 9:01 p.m.