



Gualala Municipal Advisory Council

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

Regular Meeting Agenda

Wednesday, February 5, 2025
6:00 p.m.

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

Zoom teleconference link: <https://bit.ly/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. GMAC Annual Organization - Discussion and Action

Section 3.02 of the GMAC Bylaws directs: "At the first meeting of the Council in the calendar year, the Council Members shall organize by electing from their number a Chair, Vice Chair, Secretary, and Treasurer." In previous years, GMAC has also considered continuation, formation, and assignment of standing and ad hoc committees as part of annual organization.

Recommended actions: nominate Council officers, discuss the nominations, receive community input, and elect Council officers for 2025. Discuss and affirm continuing committees or dissolve current committees; discuss and form new committee(s); and assign Council members to continuing or formed committees for 2025.

4. Approval of Minutes

4.1. December 5, 2024 Regular Meeting Minutes

5. Correspondence/Presentations

- Domain Listings: Annual Website Domain Listing Subscription (solicitation). October 17, 2024.
- California Coastal Commission: Important Public Hearing Notice; County of Sonoma LCP Amendment Number LCP-SON-23-0058-2 (Land Use Plan Update). November 1, 2024.
- Department of the Navy: Notice of Availability of the Draft Environmental Impact Statement/ Overseas Environmental Impact Statement for Hawaii-California Training and Testing and Notice of Public Meetings. November 20, 2024.
- Mendocino Community Network: Detailed Account Statement. November 22, 2024; January 2, 2025; January 22, 2025.
- California Department of Forestry and Fire Protection Weekly Notice of Submission of Timber Harvest Plans and Amendments: December 5, 2024; December 12, 2024; December 19, 2024; December 26, 2024; January 9, 2025; January 16, 2025; January 23, 2025.
- Independent Coast Observer: Public Notice Legal Ad Invoice. December 26, 2024.
- Dave Shpak: GMAC January Regular Meeting: Cancellation Notice. December 28, 2024.
- US Postal Service: P.O. Box Service Fee Notice. January 16, 2025.
- Don Hess: Fwd: Reminder & Invitation - GrassRoots Institute Coastal Planning Zoom 3 pm on Thursday, January 16th, 2025. January 14, 2025.
- Mary Mobert: Re: Mendocino County Referral Project CDP_2022-0042. January 15, 2025.

- Northern California Coastal Veterans Monument: Please help build the Northern California Coastal Veterans Monument (solicitation). January 21, 2025.
- Dave Shpak: GMAC February Regular Meeting: date change notice. January 24, 2025.
- Mary Mobert: FW: Action Network Newsletter. January 30, 2025.
- Dave Shpak: GMAC: draft agenda and other materials for regular meeting on 2/5. January 31, 2025.
- Mendocino County Planning and Building Services: Presentation on Determining the Proposed Gualala Census Designated Place Boundary.
The Mendocino County Planning and Building Services Department is seeking input on the boundaries of a proposed Census Designated Place for Gualala. Mendocino County Information Services will submit the boundary with associated documentation to the U. S. Census Bureau.

6. 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).

7. Mendocino County Sheriff or Code Enforcement Report

8. Public Agency Referrals - Discussion or Action

- 8.1. [CDP 2021-0031; Carl Rittiman and Associates](#) (Evans and Juengling)
Applicant Request: Standard Coastal Development to remove an existing 157 square-foot cabin, construct a 1,911 square-foot driveway and parking area, and construct a 1,548 square-foot single-family residence, install a septic tank system, construct a well, connect to utilities including an off-site spring, and a water tank.
Site address: 46451 Gypsy Flat Road.
Recommended actions: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services.
- 8.2. [CDP-2022-0042; Michael Barron-Wike](#) (Evans)
Applicant Request: This is a revised location for a previously proposed Therapy Pool with surrounding fenced deck to satisfy ESHA buffer for Standard Coastal Development Permit to convert existing 645 square foot attached garage/porch into a workout gym with a half bathroom; construct a new 576 square foot detached garage; construct a therapy pool and surrounding fenced deck; construct a new propane tank/trash enclosure.
Additional Information: This re-referral would modify a Coastal Development Permit application that GMAC considered and recommended for approval on 10/5/23.
Site address: 47030 Big Gulch Road, Gualala (APN: 145-121-15).
Recommended action: discuss proposal and determine expedited comments/recommendations to Mendocino County Planning and Building Services or assign GMAC members to review the project for presentation and action at the March 6, 2025 regular meeting.
- 8.3. [CDPM-2024-0010; James Beerensson](#)
Applicant Request: Standard Coastal Development Permit to modify CDP-2022-0041 to allow for construction of a 1,738 sq. ft. single family residence with attached 466 sq. ft. two car garage and 157 sq. ft. back covered deck, and installation of a septic system and driveway.
Additional Information: CDP-2022-0041 allowed two (2) test well locations on an undeveloped parcel.
Site address: 47220 Havens Neck Drive, Gualala (APN: 143-122-01).

Recommended action: discuss proposal and determine comments/recommendations to Mendocino County Planning and Building Services or assign GMAC members to review the project for presentation and action at the March 6, 2025 regular meeting.

8.4. [CDP-2022-0017; Lowell Strauss](#) (Shpak)

Applicant Request: Standard Coastal Development Permit for after-the-fact major vegetation removal of seven trees and replacement of existing fence.

Additional Information: This Coastal Development Permit is intended to legalize and, as necessary, remediate work done onsite without a permit and subject to a Notice of Violation through County Code Enforcement. The subject property is currently in escrow and is expected to change ownership before a hearing is held on the requested Coastal Development Permit. To complete the process, the new owner will need to consent to this application moving forward. Note that the demolition mentioned on page 3 of the application (question 6) is no longer a component of the project proposal.

Site address: 38000 Old Coast Highway, Gualala (APN: 145-121-07).

Recommended action: discuss proposal and determine expedited comments/recommendations to Mendocino County Planning and Building Services or assign GMAC members to review the project for presentation and action at the March 6, 2025 regular meeting.

9. Old Business - Discussion or Action

10. New Business - Discussion or Action

11. Committee Reports

- 11.1. Bower Park Renovation (Lewis, Mayer, Evans)
- 11.2. Caltrans SR1 Gualala Downtown Enhancement Project (Shpak, Mayer, Finley)
- 11.3. Gualala Community Center Reconstruction and Master Plan (Evans)
- 11.4. Local Coastal Program and Town Plan Update (Shpak)
- 11.5. Economic Development (Evans, Juengling)
- 11.6. Website, Social Media, Telecommunications, Community Broadband Access (Hess, Mayer)

12. Treasurer Report

- 12.1. Invoices from Mendocino Community Network for annual Internet domain hosting; Independent Coast Observer for legal ad on 12/28/24; US Postal Service for annual post office box rental.

Recommended actions: discuss and acknowledge payments.

13. Councilmember Comments, New Business for Future Agenda

14. Adjournment:

The next regular meeting of GMAC will be held on Wednesday, March 5, 2025 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.