Gualala Municipal Advisory Council

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

Regular Meeting Agenda
DRAFT

Thursday, November 5, 2026
6:00 p.m.
Coast Life Support District Building; 38901 Ocean Drive, Gualala, CA, 95445
Zoom teleconference link: https://gualalamac.org/meeting or
https://zoom.us/join and enter Meeting ID 867 2557 7712, Passcode 95445.
Zoom telephone: 669-900-6833 and enter Meeting ID 867 2557 7712, Passcode 95445.

1. Call to Order and Council Attendance

2. Agenda Approval

3. Approval of Minutes

3.1. October 1, 2026 Regular Meeting Minutes

4. Correspondence

- Zach Hayward: Zach Hayward 10/1 absence. October 1, 2026.
- Melissa Finley: Re: Agenda for October 1st GMAC Meetinh. October 1, 2026.
- California Department of Forestry and Fire Protection Weekly Notice of Submission of Timber Harvest Plans and Amendments: October 8, 2026; October 15, 2026; October 22, 2026; October 29, 2026; November 5, 2026 (anticipated).
- Dave Shpak: GMAC: approved agenda and draft minutes for 10/1 meeting. October 8, 2026.
- Kevin Evans: Agenda for November 5th GMAC Meeting. October 30, 2026.

5. Mendocino County Sheriff or Code Enforcement Report

6. New Business - Discussion or Action

7. 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, yet may respond briefly or ask a question for clarification (Government Code 54954.2).

8. Public Agency Referrals - Discussion or Action

8.1. CDPM-2024-0004; Richard Cionco and Natsuki Fukasawa
Applicant Request: REVISED ON 09/29/2026: Modification of Standard Coastal Development Permit CDP_2019-0049 which authorized the construction of a single-family residence and ancillary development. Associated improvements include carport and decking around the single-family residence and a paved driveway, and construction of a bioswale and a curtain drain. Associated utilities include construction of a septic system and a well. The proposed modification request is to increase the amount of grading from 330 cubic yards to no more than 925 cubic yards of grading and increase final building height of the single-family residence by 4 feet 5 ½ inches to no more than an average of 28 feet above natural grade.
Additional Information: CDP_2019-0049 was adopted by the Coastal Permit Administrator, on 6/24/21, to construct a single-family residence and ancillary development. BF_2022-0570 was issued on 1/26/23. After office and field review, PBS determined on 7/12/23 that site work did not conform with the approved CDP. PBS determined on 7/18/23 that revocation or modification of CDP_2019-0049 is necessary. The CDPM referral was first considered by GMAC on 9/5/24.
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 or assign GMAC members to review the project for presentation and action at the December 3, 2026 regular meeting.

9. Old Business - Discussion or Action

10. Committee Reports

10.1. Bower Park Renovation (Lewis, Mayer, Evans)
10.2. Caltrans SR1 Gualala Downtown Streetscape Project (Mayer, Shpak)
10.3. Local Coastal Program and Town Plan Update (Shpak)
10.4. Economic Development (Evans, Juengling, Everett)
10.5. Website, Social Media, Telecommunications, Community Broadband Access (Mayer, Hayward)

11. Treasurer Report - Discussion or Action

12. Councilmember Comments, New Business for Future Agenda

13. Adjournment:
The next regular meeting of GMAC is scheduled for Thursday, December 3, 2026 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 may be provided; see the posted agenda for information.