

Appeal of CDP_2024-0040 Gualala Downtown Streetscape Enhancement Project

Applicant: Caltrans

Appellant: Bower Limited Partnership

PBS Staff: Liam Crowley

Background

- 2002 Gualala Town Plan
- 2007 Community Action Plan
- 2009 Downtown Design Plan
- 2012 Refined Streetscape Design Plan
- 2018 Alternative 1 & 2
- 2019 Alternative 3
- 2021 Alternative 4
- 2023 Alternative 5
- 2024 CDP Submitted

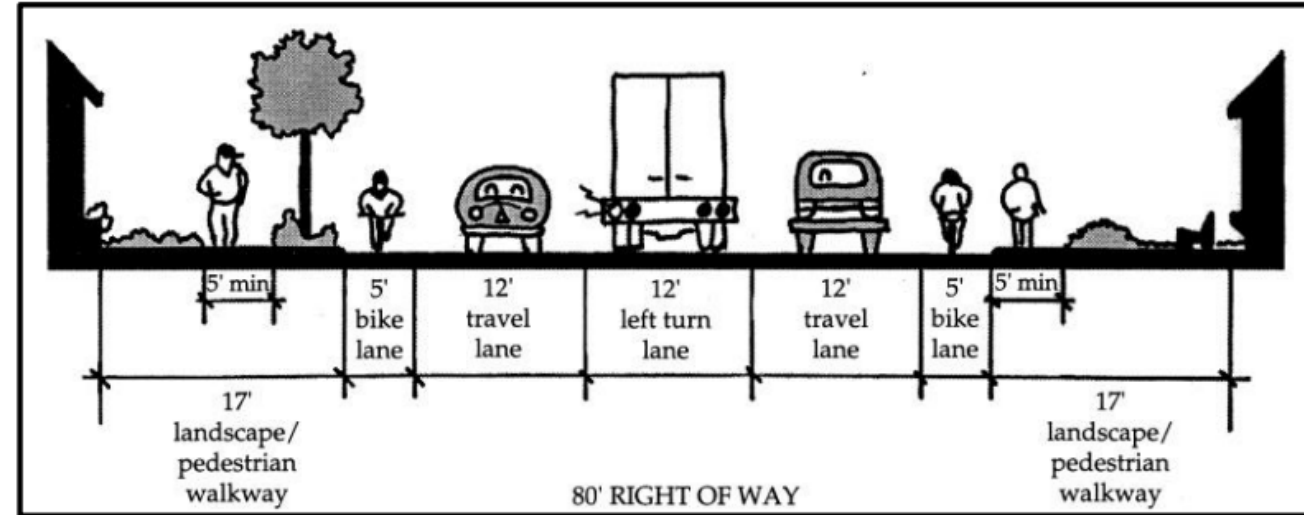


Fig 1. 2002 Gualala Town Plan State Route 1 streetscape cross section.

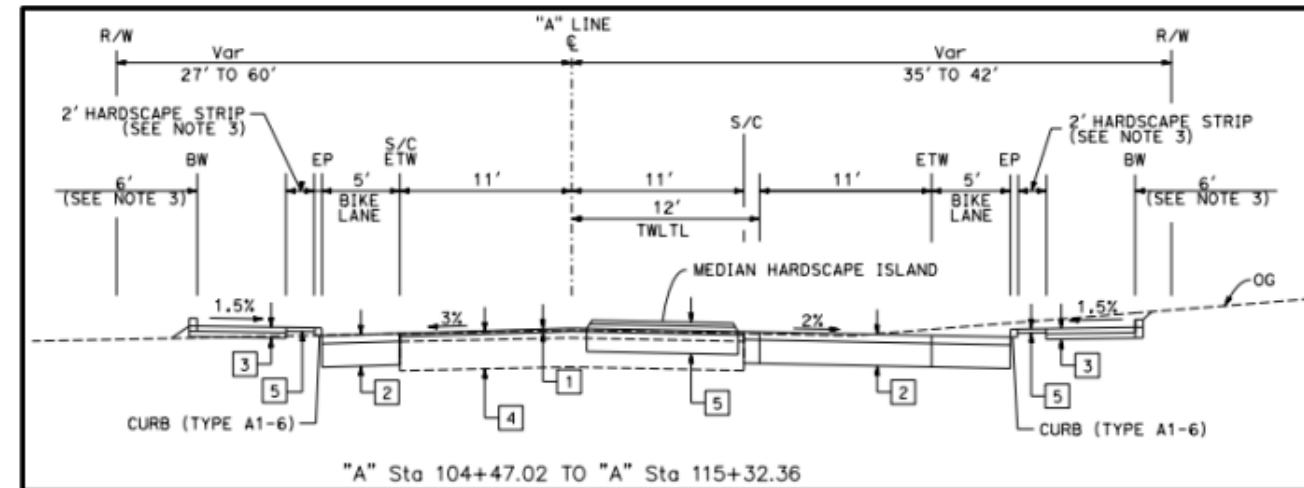


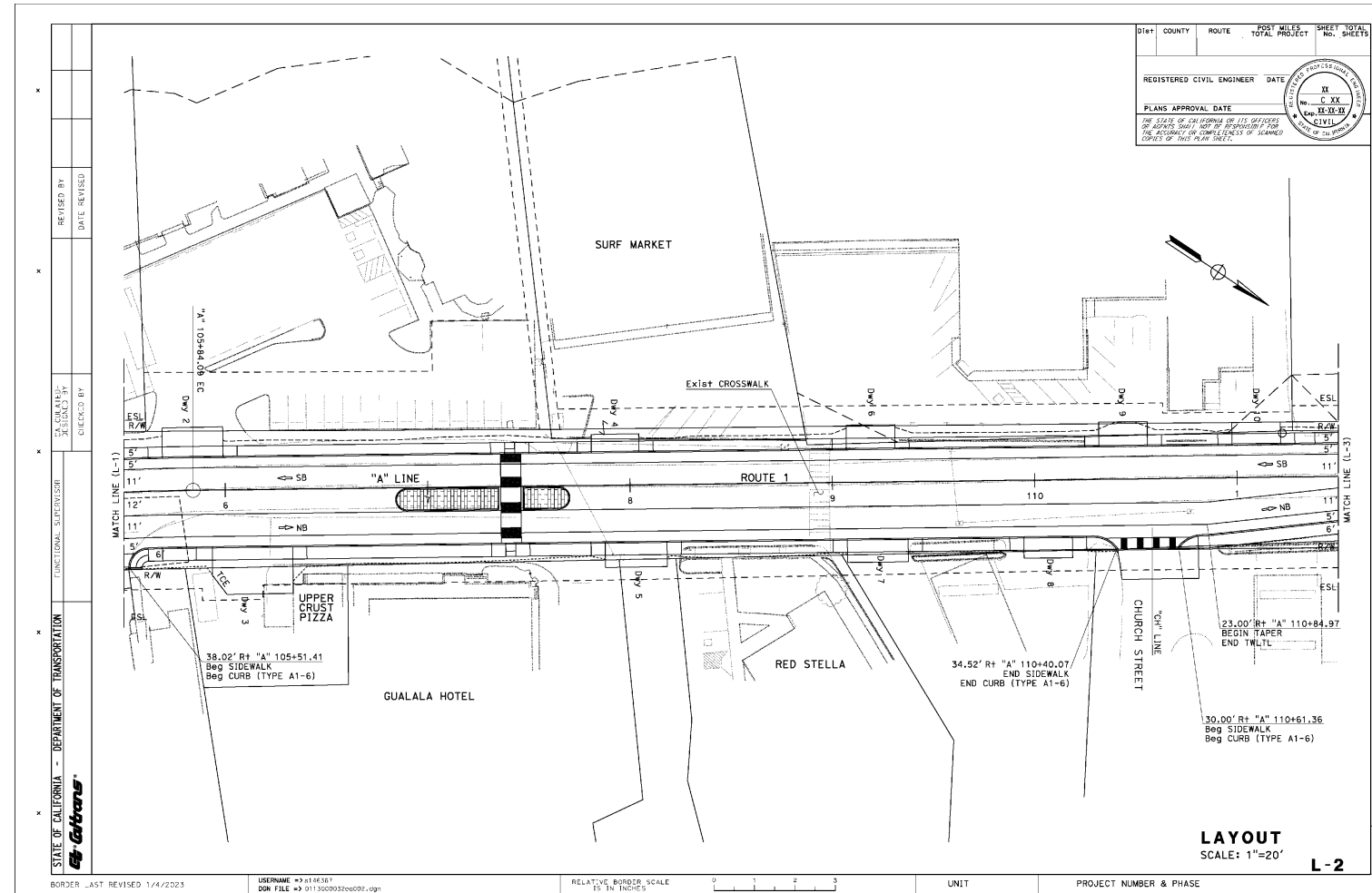
Fig 6. Project Report Cross Section at Surf Market (hardscape version).

The Project

- Reconfiguring State Route 1 (SR 1) between Post Mile (PM) 0.6 to 1.0 into:
 - Two 11-foot-wide travel lanes
 - A 12-foot-wide two-way left turn lane (TWLTL) through portions of the project area
 - Two 5-foot-wide Class II bicycle lanes
 - 6-foot-wide and 5-foot-wide sidewalks on straight alignments through portions of the project area
 - ~~An 8-foot-wide strip of right-of-way on both sides of the highway (removed from project description at request of Caltrans, see Second Supplemental Memorandum)~~
- Installing three (3) side street crosswalks
- Installing five (5) mainline crosswalks
- Installing pedestrian activated flashing beacons at crosswalks
- Installing a radar feedback sign facing southbound traffic at PM 0.94
- Installing median islands at select locations
- Improving drainage facilities and relocating utilities as needed
- Eliminating informal on-street parking on SR 1. ~~Caltrans would install No Parking Signs and Parking Lot with arrow signs to deter on-street parking in accordance with Gualala Town Plan Policy G3.6-12 (removed from project description at request of Caltrans, see Second Supplemental Memorandum).~~
- Installing a bioswale within the right-of-way near the southern end of the project area
- Relocation of the existing northbound radar feedback sign from PM 0.3 to PM 0.62 (added to project description at request of Caltrans, see Second Supplemental Memorandum)

Decision & Appeal

- June 26, 2025: Continued to July 10 meeting by Coastal Permit Administrator
- July 10, 2025: Approved by Coastal Permit Administrator
- July 17, 2025: Appealed by Bower Limited Partnership
- October 30, 2025: Additional comments submitted by appellant



Standard of Review

- Coastal Zoning Code Required Findings:
 - LCP Consistency
 - Adequate utilities, roads, drainage, etc.
 - Zoning district consistency
 - No significant impacts per CEQA
 - No archaeological or paleontological impacts
 - Adequate solid waste and public roadway capacity
 - Public access/recreation policy consistency
 - ESHA findings
- Possible BOS Actions:
 - Affirm, reverse, or modify the CPA's action
 - Make specific findings to support affirmation, reversal, or modification
 - Remand application to CPA to reconsider

Discussion

- Parking Impacts
- Right-of-Way Acquisition
- GVMU Zoning Issues
- Scenic Two-Lane Road
- Landscaping
- Crosswalk Relocation
- LCP Findings
- Public Access Policies
- Other Coastal Act Policies
- Traffic Speed
- Recirculation of Negative Declaration

Recommended Action

- Modify the CPA's approval and approve the project in accordance with the Second Revised Recommended Resolution
 - Would include native seed mix
 - Would not include Landscape Maintenance Agreement (LMA)
 - Would incorporate minor project description changes
- Second Revised Alternate Resolution also provided, which:
 - Would include native seed mix in event of untimely LMA negotiations
 - Would include direction to execute an LMA
 - Would incorporate minor project description changes