

## DRAFT MINUTES

**Meeting Date: March 4, 2024 – Monday**

**Time: 1:00 PM**

**To be approved by SEATAC at a future meeting**

### SEATAC MEMBERS

Cassy Aoyagi  
Ty Garrison  
Wendy Katagi, Ph.D.  
Greg Pauly, Ph.D.

### LA COUNTY PLANNING STAFF

Joe Decruyenaere, Senior Biologist  
Thuy Hua, SEATAC Coordinator  
Joshua Huntington, Supervising  
Planner  
Tyler Montgomery, Principal Planner

### PART I – PRELIMINARY BUSINESS

1. Roll Call
2. Coordinator's report
  - a. Selection of Chair and Vice Chair – Garrison was nominated as Chair and Katagi was nominated as Vice Chair and both were approved unanimously.
  - b. Housing Accountability Act – Presentation given by Joshua Huntington. (This item was heard at the end of the meeting. Motion/second by Garrison/Pauly, Vote: aye, unanimous.)

### PART II – MINUTES FOR APPROVAL

3. Motion to approve the January 9, 2023 minutes by Garrison, seconded by Aoyagi—approved.

### PART III – OLD BUSINESS

4. PROJECT: Saddlerock Recreation Center  
Project No. 2017-004583-(3)  
Permit No.: Local Plan Amendment No. RPPL2017010295  
Zone Change No. RPPL2017007304  
Conditional Use Permit No. RPPL2017007295  
Oak Tree Permit No. RPPL2017007302  
Parking Permit No. RPPL2017007303  
Environmental Assessment No. RPPL2017007305  
APNs: 2058-016-025; 2058-016-026; 2058-015-030 (portion)  
LOCATION: 31727 Mulholland Highway, Agoura  
USGS QUAD: Point Dume  
APPLICANT: Robert Semler  
PLANNER: Tyler Montgomery

SEA: Santa Monica Mountains

**Project Description:** The application is a request to authorize the Saddlerock Recreational Center Project (“Project”) located on approximately 6.37 acres at a site located at 31727 Mulholland Highway, in unincorporated Los Angeles County near Agoura Hills. The Project request includes a Significant Ecological Area (“SEA”) Conditional Use Permit (“CUP”), Zone Change, Plan Amendment, Oak Tree Permit, and Parking Permit. The Project would include grading totaling 64,000 cubic yards (“C.Y.”), of which 22,000 C.Y. would be cut and 42,000 C.Y. would be fill, requiring 20,000 C.Y. to be imported. The Project includes the construction of a 17,774 square-foot recreation hall, to include a visitor center, bike rental shop, yoga studios, hike check-in, general store, meeting space and offices. The Project also includes the construction of 2,217 square-foot barrel vault and wine shop, three detached recreational buildings, which include a 2,023 square-foot visitor center, shop and restroom building (SREC Building 1), a 3,285 square-foot wine tasting room (SREC Building 2), a 2,672 square foot tasting room and food service building (SREC Building 3). Surrounding the three SREC Buildings, are several outdoor patios and seating areas. The Project site would include several parking areas, consisting of 334 parking spaces. The Project also includes an outdoor amphitheater, picnic areas, and water features. The Project Site is currently zoned Light Agricultural (“A 1-5”). The application includes a request of zone change from A-1-5 to Resort Recreation-Development Program (R-R-DP). The Project site has a land use designation of Rural Lands 5 (“RL5”). The application includes a request to change the land use designation from RL5 to Commercial Recreation (“CR”). Project grading activities would result in the removal of four (4) protected oak trees and encroachment into the tree protection zone (“TPZ”) of 20 protected oak trees, including one (1) heritage oak tree, which would remain in place with TPZ impacts. Three (3) of the oak trees that would be removed are part of an oak woodland. A total of 77 protected oak trees growing within the survey area would not be impacted by the Project.

**SEATAC Comments:**

- SEATAC recommends that the pond be drained during the non-nesting season of tricolored blackbird in order to control bullfrog. Recommend consulting with CDFW to see if draining the pond would require an ITP.
- SEATAC recommends minimizing the use of impervious pavement in the parking lot and road network.
- Given the expected increased recreation activity of biking and hiking, SEATAC requests to evaluate bike and hiking impact use off-site and recommendation to provide educational materials to customers explaining responsible bicycle use in natural areas.
- If the project is within the sphere of influence on any nearby city, acknowledge in the Biota Report.
- Recommend conducting an updated Spring survey considering the survey conducted for the report was during a drought year.

**Motion/second by Garrison/Pauly:**

- The applicant to return to SEATAC with an analysis of:
  - o Wildlife traffic interactions;
  - o On and off-site bicycle use impacts; and
  - o Potential off-site stream course interactions.

**Vote:** Aye, unanimous.

**PART V – PUBLIC COMMENT**

5. **Public comment pursuant to Section 54954.3 of the Government Code:**  
There was no public comment.

**PART VI – ADJOURNMENT**

6. Adjournment to 1:00 pm, April 1, 2024.

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**MEETING MATERIALS:** The agenda package is accessible on the Department's website at <https://planning.lacounty.gov/agenda/seatac>. Any meeting-related writings or documents provided to a majority of the SEATAC after distribution of the agenda package, unless exempt from disclosure pursuant to California law, are available online or retained as noted above.

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