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**From:** Ron Troncatty <[REDACTED]>  
**Sent:** Thursday, June 1, 2023 7:01 AM  
**To:** Denice Thomas <DThomas@agourahillscity.org>; Robby Nesovic <rnesovic@agourahillscity.org>  
**Subject:** Fw: SB9 address to Planning Commision

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Please read the attached into the record at tonight's Planning Commission meeting if I am unable to do it myself either by Zoom or in person. ThankYou

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Wednesday, May 31, 2023, 11:02 PM, Ron Troncatty (via Google Docs)

[REDACTED] > wrote:

## Ron Troncatty attached a document

Ron Troncatty ([REDACTED]) has attached the following document:

[REDACTED] SB9 address to Planning Commision

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because [REDACTED] shared a document with you from Google Docs.

May 31, 2023

To the Planning Commission of the City of Agoura Hills

Recent legislation by our State government (SB9) although attempting to solve the affordable housing problem in California will do nothing of the sort.

Recent filings by the California league of Cities points out many of SB9 faults and will most certainly succeed in its quest in forcing the State to rescind the measure in time.

Instead of providing more affordable housing SB9 will just create more expensive housing as well as turning middle class neighborhoods into slums.

It is arbitrary, a one size fits all mentality, ignorant at best, and was created by bureaucrats who know nothing of housing development.

It will destroy the quality of life up and down the state if it is not stopped or reined in.

I ask that The City of Agoura Hills join the league of Cities in their efforts to stop SB9.

As it pertains to Old Agoura, Old Agoura has an Overlay, That in itself should be the "STANDARD" for Old Agoura.

We have no street lights or concrete sidewalks. In developing have created terms defining this Overlay, such as rendering a property "horse useless" thereby limiting hardscape.

By all measures Old Agoura qualifies as an historical district and the City should make the effort to make that happen to fend off future pressures from the State.

Dirt is our friend in Old Agoura not concrete. Let me say that again. Dirt is our friend in Old Agoura not concrete.

We abut one of the Greatest Wild Fire corridors in the State.

That in itself should prevent any increase in density in our area putting lives at risk. We barely have the infrastructure to evacuate the animals and humans living here now. Adding more would be simply insane.

Destroying Old Agoura's way life by implementing SB9 in our community will do nothing to address affordable housing.

As of now 18 Cities have vetoed SB9 and the Attorney General responded to them by threatening force. Bullying is no way to run a democracy.

If the League of Cities gets more support the State does have the resources to fight every City in the State.

Lastly, horse keeping being our greatest asset. The health department's minimum standard for horse keeping is 10,000 sq ft.

If our half lots are split in half allowing for two main residences and two ADU's it won't be long till most all of Old Agoura will become horse useless.

I beg of you to do all in your power to save our communities one of a kind identity..

**From:** [Jess Thomas](#)  
**To:** [Comments](#)  
**Cc:** [Old Agoura Homeowners](#); [Dana & Darren Walkers](#)  
**Subject:** P/C today; SB9 comment  
**Date:** Thursday, June 1, 2023 1:48:16 PM

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I tried to learn more of the council and staff's attempts to comply with SB-9 dictates by participating via Zoom in the Land Use & Economic Development Committee meeting on 4 May, but the format was so poor that only Director Thomas was visible and understandable. Staff and Council Member video was on a tiny thumbnail patch that was so dark that the members were unidentifiable. Everyone was using the same microphone in the center of the table, so none of the audio was understandable.

Implementing SB-9 as it is now written will be an abomination. It will completely change the character, safety, and well being of the entire city that we have all worked so hard to define and protect since 1982.

VISUAL DEGRADATION: Reducing setbacks, crowding structures, not having adequate parking, and allowing boxy-looking homes will make planning a lost art.

HEALTH & SAFETY: Law enforcement and fire protection requirements are based on population. We are experiencing issues with them now with our present density. Utility infrastructure is unreliable now, you can only get so much electricity and water through the existing pipes and wires. And, natural gas is slated to be deleted as an energy source. During the worst of the Covid pandemic, it was proven that infection/deaths was significantly higher as local human density increased.

FAMILY OWNERSHIP: There is an increasing issue of real estate investment syndicates buying up residential housing and becoming landlords. Agoura Hills would become a very attractive place for this kind of investment if SB-9 led to an ordinance permitting commercial ownership of what is designed to be "affordable" housing.

RESISTANCE: We strongly urge the Planning Commission and City Council to join the movement to resist this poorly developed legislation, as described in CalCities.ORG, until such time as more carefully developed legislation is open to participation and feedback from those so drastically affected.

OLD AGOURA HOMEOWNERS,  
Jess Thomas, President