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Sebastopol Planning Commission

Sebastopol Youth Annex
425 Morris St, Sebastopol

**RE: Item 6.A: Zoning Code Amendments to Implement Housing Element -
Issue 7: Support for AB 1033 Implementation & Option A**

Generation Housing strongly supports Sebastopol's implementation of AB 1033 under Issue 7 of the zoning code update and encourages the Planning Commission to recommend Option A to the City Council.

AB 1033 provides an important new pathway for expanding attainable homeownership by allowing ADUs to be sold as separate condominium units. As the staff report notes, this does not change what can be built on a parcel, it only adds an ownership option. This directly advances the Housing Element's goals to broaden housing choices, support homeowners, and create modest, more attainable homes within existing neighborhoods.

We believe Option A is the strongest and most practical choice for Issue 7 because:

- It creates a **clear, streamlined, and legally compliant local framework** for implementing AB 1033.
- It keeps the **ordinance focused and user-friendly**, addressing staff's concern about ensuring the code is not weighed down with complex HOA or subdivision provisions better handled through administrative guidance.
- It integrates efficiently with the broader ADU ordinance update and supports Sebastopol in meeting State compliance expectations.
- **It provides homeowners with a straightforward process.**

Generation Housing has a **template AB 1033 ordinance, built on emerging statewide best practices, ready to share this with staff.** We respectfully urge the Planning Commission to recommend Option A for Issue 7 to help expand attainable homeownership opportunities while maintaining a simple, effective ordinance structure. Thank you for your continued leadership on housing issues.

In partnership,

A handwritten signature in blue ink, appearing to read "Jen Klose".

Jen Klose
Executive Director, Generation Housing