From: Angelina Lewis [redacted]
Sent: Tuesday, November 17, 2026 1:28 PM
To: Public Comment Received For City Council <citycouncil@cityofsebastopol.gov>
Subject: Please protect AB1033

Dear Mayor and Members of the Sebastopol City Council,

We are writing to strongly urge you to vote NO on Agenda Item #19 and preserve Sebastopol's adoption of AB 1033.

As longtime Sebastopol residents, local small business owners, and parents who are personally looking to build an ADU to accommodate family, this issue hits close to home.

At a time when affordable housing is increasingly out of reach for so many families, repealing this ordinance would be a significant step backward for our community.

Housing affordability isn't just about building more homes. It's about creating opportunities for families to remain close to one another, support aging parents, raise children, and build generational stability.

AB 1033 provides an important pathway toward those goals by allowing accessory dwelling units (ADUs) to be sold separately from the primary residence. This creates opportunities for more attainable homeownership without requiring large-scale development or dramatically changing the character of our neighborhoods.

Consider the families who could benefit: Aging parents living on fixed incomes who want to downsize without leaving the community they've called home for decades. Adult children who grew up here but cannot afford to purchase a traditional home. Young families hoping to raise their children near grandparents. Retirees who need financial flexibility while remaining close to loved ones and their support systems.

These aren't hypothetical housing needs. These are the realities facing families throughout Sebastopol and Sonoma County, including our own.

For residents on fixed incomes, maintaining independence and remaining in familiar communities is becoming increasingly difficult. AB 1033 offers another potential solutionallowing families to explore creative, multigenerational housing arrangements, build equity, and make better use of existing residential properties.

Why would we eliminate a housing opportunity when our community desperately needs more options, not fewer?

We understand there may be concerns regarding implementation, neighborhood impacts, and property ownership. Those concerns deserve thoughtful consideration and reasonable safeguards. But the answer should be to improve the process, not eliminate the opportunity altogether.

Sebastopol has long prided itself on being a community that values family, inclusivity, sustainability, and creative solutions. Preserving AB 1033 aligns with those values.

We cannot continue to talk about the need for affordable housing while simultaneously removing pathways that could help make it possible.

Please consider the long-term consequences of this decision not just for today's homeowners, but for our children, our aging parents, and future generations who deserve an opportunity to call Sebastopol home.

We respectfully ask the Council to vote NO on rescinding AB 1033 and instead work toward responsible implementation that protects our neighborhoods while expanding housing opportunities.

Let's keep families together, preserve generational connections, and make Sebastopol a place where people of all ages and income levels have a chance to remain.

Sincerely,

Justin & Angie Lewis
Sebastopol Residents & Small Business Owners
HVAC Essentials, Inc.
Proudly Serving Sebastopol & Sonoma County

--



Angie Lewis

[redacted]

Marketing Manager

Certified Fitness Nutrition Specialist

Licensed Wellness Facilitator