From: Lee Mathias [redacted]
Sent: Monday, November 16, 2026 3:26 PM
To: Zulema Higgins <zhiggins@cityofsebastopol.gov>; Mary Gourley <mgourley@cityofsebastopol.gov>; Jill McLewis <jmclewis@cityofsebastopol.gov>; Phill Carter <pcarter@cityofsebastopol.gov>; Neysa Hinton <NHinton@cityofsebastopol.gov>; Stephen Zollman <szollman@cityofsebastopol.gov>; Sandra Maurer <smaurer@cityofsebastopol.gov>
Cc: Ian Hoff [redacted]; james Woodruff [redacted]
Subject: Agenda Item 19 - AB1033 -Direct staff to return with a replacement ordinance, not just a repeal.

Hi again Zulema,

Attached is a public comment for the November 17 city council meeting.

Thanks,

Lee

[redacted]

November 13, 2026

Sebastopol City Council
City Hall, 7120 Bodega Avenue, Sebastopol, CA 95472

Re: Agenda Item 19 (November 17, 2026) – Rescission of AB 1033 Opt-In, SMC 17.220.025

I support starting the repeal of SMC 17.220.025, and I ask that you **direct staff to return with a replacement ordinance, not just a repeal.**

The opt-in was adopted in January without the planning it needed. Three weeks before the ordinance was introduced, the 8100 Valentine applicant told the City that adoption was "critical to the feasibility of the Project." The January staff report never mentioned that. The Council adopted a citywide policy without knowing its first user would be a 39-home subdivision, not homeowners with backyard ADUs.

Nine months later, the City still has no model CC&Rs or minimum HOA standards for two-owner condominiums, no objective conditions on conversions beyond the state minimums, and a pre-approved ADU plan program with one listing whose manufacturer link doesn't work. Tonight's staff report doesn't say how many applications have been filed, or what issues the planning department has faced addressing questions and applications.

I understand this will not affect the Valentine project, which is vested. It is about the next one.

Please direct staff to return, before the repeal ordinance comes back to the Council for first reading, with:

1. Model CC&R requirements and minimum HOA standards for ADU condominiums;
2. Objective conversion conditions the City Attorney confirms are allowed, such as separate utility connections and assigned parking and open space;
3. Whether conversions can be limited to existing lots and existing homes; and
4. Data from San Jose and the other cities that have opted in.

Sebastopol can make AB 1033 work, but only with a plan residents have had a chance to shape.