

From: [REDACTED]
To: [City Council](#)
Subject: Public Comment on Agenda Item #4 (1/20)
Date: Sunday, January 18, 2026 4:10:45 PM

Dear Sebastopol City Council,

I am writing in support of the implementation of AB1033. Owning a home is a great way of building generational wealth, and extending the possibility of home ownership to more people is a noble and worthy goal. The implementation of AB1033 will create more opportunities for people to become homeowners in Sebastopol, which is a good thing.

The simple fact of the matter is that Sebastopol, Sonoma County, and California have massive housing shortages; People can't afford to live where they want to due to the high cost of housing. Allowing people to sell ADUs as condominiums is not a silver bullet that will solve all of our housing problems, but it is a strong measure that will improve the situation.

Allowing people to voluntarily build and sell an ADU on their own property is not only a good step towards reducing our housing deficit, but it is a lifeline to residents of Sebastopol who are land rich, but cash poor. For a large number of people, most of their wealth comes in the form of the property that they own. This means that, when hard times hit, they would need to sell the place they call home in order to raise funds. The option to build and sell an ADU on their property gives them another option that allows them to stay in their home, while enriching themselves and providing more housing in the community. It's a win-win situation.

I do not see much, if any, downside to allowing people to sell ADUs as condominiums. There are robust protections for both the sellers and buyers of condominiums built into California law. I understand that some people do not like that this ordinance will allow the population density of Sebastopol to increase; People like their space and quiet. The reality of the world that we live in is that there are more and more people every day who need housing, and we have two options to accommodate them: We can build more densely, or we can sprawl outwards, consuming land and hurting the environment. I suppose a third option is to do nothing, and let people suffer under the burden of housing costs, but I don't think that anyone is heartless enough to do that. I urge the city council to approve this ordinance to implement AB1033. Will Sebastopol be a city for everyone, or will it be a city only for those who can afford it?

Sincerely,
Marcus Navarra
Sebastopol Resident