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CITY OF SEBASTOPOL

RESOLUTION NO. 6815-2026

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL INITIATING AN AMENDMENT TO TITLE 17 (ZONING) OF THE SEBASTOPOL MUNICIPAL CODE TO MODIFY SECTION 17.220.025 (ACCESSORY DWELLING UNIT CONDOMINIUM) AND REFERRING THE AMENDMENT TO THE PLANNING COMMISSION

WHEREAS, Government Code Section 66342, as added by Assembly Bill 1033 (2023), authorizes, but does not require, a local agency to adopt an ordinance allowing the separate conveyance of a primary dwelling unit and accessory dwelling unit or units as condominiums; and

WHEREAS, on January 20, 2026, the City Council adopted Ordinance No. 1162, which, among other amendments, added Section 17.220.025 (Accessory Dwelling Unit Condominium) to the Sebastopol Municipal Code to implement Government Code Section 66342; and

WHEREAS, the City Council desires to consider modifying the City's election to allow the separate sale or conveyance of accessory dwelling units as condominiums by modifying Section 17.220.025; and

WHEREAS, Sebastopol Municipal Code Section 17.445.020(B) provides that a zoning amendment may be initiated by resolution of intention of the City Council; and

WHEREAS, Sebastopol Municipal Code Chapter 17.445 and Government Code Sections 65853 through 65857 require that the Planning Commission hold a duly noticed public hearing and make a recommendation to the City Council before the City Council acts on a zoning amendment; and

WHEREAS, adoption of this Resolution of Intention is not a project under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15378(b)(5), and environmental review of the proposed amendment will be considered when the amendment is acted upon.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sebastopol as follows:

Section 1. The foregoing recitals are true and correct and are incorporated herein.

Section 2. The City Council hereby initiates an amendment to Title 17 of the Sebastopol Municipal Code to modify Section 17.220.025 (Accessory Dwelling Unit Condominium), together with any conforming amendments necessary to maintain the internal consistency of the Zoning Code.

Section 3. The proposed amendment is referred to the Planning Commission for a duly noticed public hearing and recommendation to the City Council in accordance with Sebastopol Municipal Code Chapter 17.445 and State law.

Section 4. Staff is directed to prepare the necessary ordinance, provide all required public notice, and return the matter to the City Council following the Planning Commission's recommendation.

Section 5. This resolution does not amend the Sebastopol Municipal Code, and Section 17.220.025 remains in effect unless and until repealed by ordinance.

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The above and foregoing Resolution was duly passed, approved, and adopted at a meeting of the City Council of the City of Sebastopol held on November 17,2026, by the following vote:

AYES: Councilmembers Zollman, Vice Mayor Maurer and Mayor McLewis
NOES: Councilmember Carter and Councilmember Hinton
ABSENT:
ABSTAIN:

Approved: Signed by: Jill McLewis 7C6BCED0A8914A1...
Mayor Jill McLewis

Attest: Signed by: Mary Gourley 44C0774260FE430...
Mary Gourley, City Manager

Approved as to Form: Signed by: Alex Mog 66BDB79D572A4EB...
City Attorney