From: Tom Boag [redacted]
Sent: Sunday, November 15, 2026 12:53 PM
To: Public Comment Received For City Council <citycouncil@cityofsebastopol.gov>
Cc: Kati Aho [redacted]; Janet [redacted]
Subject: Agenda Item 19 – Repeal of SMC 17.220.025 (AB 1033) – November 17, 2026

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Honorable Mayor and Members of the City Council:

I support Item 19 and urge the Council to adopt the Resolution of Intention to repeal SMC Section 17.220.025, the City's **AB 1033** opt-in.

The 8100 Valentine Avenue applicant relied on this opt-in. Its project description stated that without the separate sale of ADUs, "the project would likely be infeasible." Whatever one's view of that project, the opt-in is now a known incentive for similar subdivisions on other large parcels in our neighborhoods. Returning to the State default, under which an ADU is not sold separately from its primary home, is a reasonable step while the City considers how separate ADU sales should work in Sebastopol, if at all. I ask that the repeal proceed to the Planning Commission promptly.

I also ask the **City Attorney** to answer one question on the record, either Tuesday or in the staff report when the repeal returns:
If SMC 17.220.025 is repealed, would the 8100 Valentine Avenue applicant still be entitled to record condominium plans allowing its ADUs to be sold separately? Specifically, does the project's vesting tentative map lock in the ordinance as it stood when the application was deemed complete, and does the City's description of the later condominium review as "ministerial" mean the City has no discretion to deny it after a repeal?
A clear answer would help residents understand what this repeal can and cannot change, for this project and for future ones.

Thank you for your consideration.
Respectfully,
Thomas R. Boag
[redacted]
[redacted]