



City of Bellevue

Supportive and Emergency Housing LUCA

Planning Commission Recommendation

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Direction

Recommend to the City Council approval of the proposed LUCA

AGENDA

1. LUCA Approach
2. Housing Types Defined
3. Potential LUCA Modifications
 1. Stakeholder-Suggested Modifications
 2. Supplemental Submittal Requirements
 3. Additional Supportive Housing Requirements
4. LUCA Process and Schedule
5. Decision Criteria and Recommendation



LUCA Approach

- Responds to RCW 35A.21.430
 - Regulations cannot prohibit siting
- Transient vs. Non-Transient framework in LUC
- Supportive Housing historically regulated as a residential use in Bellevue



Housing Types Defined

LUC Use and Duration	RCW Housing Types	LUC Approval Process
Supportive Housing <i>Long-Term</i>	Permanent Supportive Housing	Permitted Use
	Transitional Housing	
	Emergency Housing (Non-Transient)	
Homeless Services Uses <i>Short-Term</i>	Emergency Housing (Transient)	Conditional Use Permit
	Emergency Shelter	

Potential LUCA Modifications

	<u>Provisions/Requirements</u>	<u>Staff</u>	<u>PC Support</u>
1	Supportive Housing Definition - “At risk of homelessness...”	Yes	Yes
2	Supportive Services Definition – “ <u>May</u> include...”	Yes	Yes
3A	Remove Transient/Non-Transient Emergency Housing Distinction	No	No
3B	Emergency housing allowed in all hotel districts	No	TBD
4A	Safety/Security Plan	No	Yes
4B	Police review of Safety/Security Plan	No	TBD
5	Resident Code of Conduct	No	Yes
6	Standard Operating Procedures	No	Yes
7	Community Meeting Requirement	No	TBD
8	Buffer/Spacing Requirement – 1/4 mile	No	No
9	Maximum 6 bedrooms in SF districts	No	TBD

1. Stakeholder Suggested Modifications

Potential Modification		PC 2/23/22
1	<p>Definition—Supportive Housing: Include “individuals at risk of homelessness”</p> <p><u>Recommended:</u> Better alignment with the RCW</p>	Supported
2	<p>Definition—Supportive Services: Add “<u>may</u> include, but not limited to, services such as...”</p> <p><u>Recommended:</u> Clearer language</p>	Supported
3A	<p>Emergency Housing: Remove transient vs. non-transient distinction</p> <p><u>Not Recommended:</u> Inconsistent with LUC structure</p>	Not Supported
3B	<p>Emergency Housing: Permitted use in hotel/motel districts</p> <p><u>Not Recommended:</u> Inconsistent with LUC framework and current approach</p>	Bring back

2. Supplemental Submittal Requirements

Potential Modification		PC 2/23/22
4A*	Safety and Security Plan <u>Not Recommended</u> : Inconsistent with current approach	Supported
4B*	Safety and Security Plan: Bellevue Police to review/approve <u>Not Recommended</u> : Inconsistent with current approach; longer permitting timeline/cost	Bring back
5*	Resident Code of Conduct <u>Not Recommended</u> : Inconsistent with current approach	Supported
6*	Standard Operating Procedures <u>Not Recommended</u> : Inconsistent with current approach	Supported

**Note: These requirements apply only to non-exempt Supportive Housing*

3. Additional Requirements

Potential Modification		PC 2/23/22
7*	Community Meeting Prior to Opening <u>Not Recommended</u> : Inconsistent with current approach	Bring back
8*	Buffer/Spacing Requirement (1/4 mile) <u>Not Recommended</u> : Inconsistent with current approach; limit siting	Not Supported
9	Maximum 6 bedrooms in Single-Family Districts <u>Not Recommended</u> : Inconsistent with current approach; limit siting	Bring back

**Note: These requirements apply only to non-exempt Supportive Housing*

LUCA Process and Schedule

Action	Date
Planning Commission Study Session 1	September 8, 2021
Planning Commission Study Session 2	September 22, 2021
Planning Commission Study Session 3	December 8, 2021
EBCC Courtesy Hearing	February 1
Planning Commission Public Hearing and Recommendation	February 9
Planning Commission Study Session 4	February 23
Planning Commission Study Session 5	April 27
City Council Study Session	(to be scheduled)
City Council Action	(to be scheduled)

Decision Criteria

- **LUC 20.30J.135.** City may amend Land Use Code if:
 - Consistent with Comprehensive Plan
 - Enhances public health, safety, and welfare
 - Not contrary to best interests of citizens and property owners in Bellevue
- Commission may recommend individual modifications by motion



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