



City of Bellevue

Residential Occupancy LUCA

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November 15, 2021



Action

Adopt Ordinance No. 6616

AGENDA



State Legislation – SB 5235



Current Regulations



LUCA Components



Public Engagement



LUCA Process and Schedule

State Legislation – SB 5235

- Amended RCW 35A.21.314 to prohibit cities from regulating the number of unrelated occupants in a dwelling
- Effective July 25
- IOC Ordinance No. 6586 for immediate compliance
- This LUCA will replace IOC



Health and Safety Regulations

Bellevue City Code

- Fire Safety/Egress
- Building Code
- Sanitation, heat, light/air
- Noise control
- Nuisance
- Parking and traffic (ROW)

Land Use Code

- Ordinance No. 6223
- Transient Lodging
- Parking and Circulation (Private Property)



- Permit Center open for questions
- Use MyBellevue app to report concerns and violations

LUCA Components

- Amend Definitions:
 - *Family*
 - *Single Housekeeping Unit*
- Remove limits for specific housing types:
 - *ADUs*
 - *Boarding Houses*
 - *Rooming Houses*



Public Engagement

Two modes of outreach:

- Process IV Requirements – noticing and public hearing
- Online Presence – City webpage including:
 - Information on staying informed, providing comments
 - Staff contacts
 - LUCA schedule and progression



LUCA Process and Schedule

Action	Date
Planning Commission Study Session	September 8, 2021
EBCC Courtesy Hearing	October 5, 2021
Planning Commission Public Hearing and Recommendation	October 13, 2021
City Council Study Session	October 25, 2021
City Council Action	November 15, 2021
EBCC Public Hearing and Action	December 7, 2021 (tentative)
IOC Expiration	January 12, 2022



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