

ADU Reform LUCA

Planning Commission Public Hearing

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Planning Commission Direction

Hold the public hearing on the proposed LUCA.
Following the hearing, the Commission may make a recommendation on the LUCA to the City Council.



Meeting Agenda

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- Background

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- LUCA Objectives

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- LUCA Components

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- March 22 Study Session

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- Public Engagement/Process



Background

- Next Right Work
 - Building upon 2017 Affordable Housing Strategy
 - Supplements ongoing housing work
- Council initiated ADU Reform LUCA on Jan. 17
- Direction:
 - Remove barriers to, and encourage construction of, *attached* ADUs
 - Provide a mechanism for separate ownership
- State legislation – HB 1337



LUCA Objectives

Council Direction:

- Encourage construction of attached ADUs in existing and new homes.
- Create mechanism for separate ownership.



LUCA Components

Type of Requirement	Proposed Change
Owner Occupancy	Remove requirement
Separate Ownership	Remove prohibition
Off-Street Parking	Remove requirement. 2 spaces still required for single-family residence.
Size Limits	Maximum 1000 sq. ft. <u>or</u> 40% of structure (whichever larger)
Design Controls	Remove second entry door prohibition
Permit Process	No separate Land Use process – only construction permit(s) and inspection(s)



March 22 Study Session

Minimum parking requirements – 2 options to consider:

Topic: Minimum Parking		
Option	Parking Requirement	Rationale
Option A	No minimum parking required.	<ul style="list-style-type: none">• Flexibility for all lots• Ease of administration
Option B	<ul style="list-style-type: none">• 1 space per ADU > 1,000 SF; and• No minimum parking within ½ mile of transit	<ul style="list-style-type: none">• Accounts for larger households (may have multiple vehicles)



March 22 Study Session

Topics	Staff Response
ADU floor area limits	<ul style="list-style-type: none">• Proposed: 1,000 sq. ft. or 40% of primary residence (whichever larger)• PC may recommend larger limit
Number of ADUs allowed	<ul style="list-style-type: none">• Only 1 currently allowed; HB 1337 requires 2• Environmental analysis needed• Will address state mandates with Comp Plan periodic update



March 22 Study Session

Topic: ADU Permitting Process

Current	Proposed
<p><u>1. ADU Registration</u></p> <ul style="list-style-type: none"> • Submit form to DSD 	<ul style="list-style-type: none"> • No registration form – only building permit(s)
<p><u>2. Construction/Inspections</u></p> <ul style="list-style-type: none"> • Land Use Process and Land Use Planner inspection 	<ul style="list-style-type: none"> • Inspections under building permit(s) by Building inspector
<p><u>3. Informational Notice</u></p> <ul style="list-style-type: none"> • Neighbors within 500' of ADU 	<ul style="list-style-type: none"> • No public notice required • ADU info on Open Data Portal
<p><u>4. Record Deed Restriction</u></p> <ul style="list-style-type: none"> • Notes owner occupancy req. 	<ul style="list-style-type: none"> • No deed restriction required • Existing restrictions may be released

March 22 Study Session

Topic: ADU Construction Costs



- Costs vary by:
 - Materials used
 - Space/fixture needs
- City of Seattle Survey:
 - Range = \$10k and \$800k
 - Median = \$100k
- Cost efficiency when ADU is built with new construction



Public Engagement

Process IV Requirements

- Notice of Application
- Notice of Public Hearing
- Public Hearing

Direct Engagement

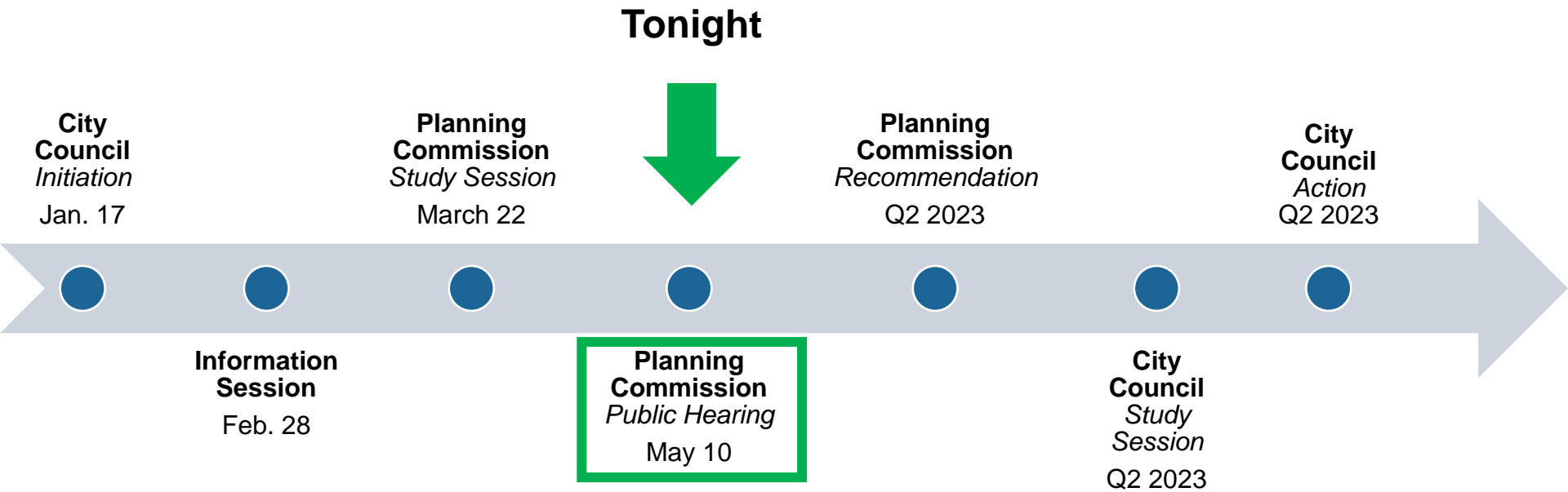
- Virtual community meeting
- Meetings with
 - ADU builders
 - City review staff
- Comprehensive Plan Update feedback

Online Presence & Publications

- City webpage
- Notice of community meeting
- FAQs
- *Neighborhood News* article (March 2023)



Process and Schedule



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