



City of Bellevue

Residential Occupancy LUCA

Planning Commission Public Hearing

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Development Services

October 13, 2021



Action

Hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA

AGENDA



State Legislation – SB 5235



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



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	(to be scheduled)
City Council Action	(to be scheduled)
EBCC Public Hearing and Action	(to be scheduled)
IOC Expiration	January 12, 2022



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