



# **Accessory Dwelling Unit LUCA Public Hearing**

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**Bellevue Planning Commission**

January 13, 2021

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**Development Services Department**



# Planning Commission Direction

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





# Agenda

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- Objectives of this LUCA
- Proposed LUCA
- Public Engagement
- LUCA Process
- Planning Commission Direction



# Objectives

## Strategy B: Create A Variety of Housing Choices

- Implement **Action B-2 to update ADU standards**
- Increase housing supply
- Ensure all residents are welcomed and that long-term residents can remain in the City



City of Bellevue  
Affordable Housing Strategy

Approved by City Council  
June 5, 2017





# Proposed ADU LUCA

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- Amend LUC 20.20.120 to remove the ADU three-year wait period imposed on new construction
- Allow for an ADU to be built within a new single-family structure at the time of initial building construction
- 5 new ADUs in 2020 and 8 new ADUs in 2019
- 149 new single-family building permits have been issued (192 applied for) in 2020, nearly 25% include elements to allow future ADU



# Public Engagement

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## Modes of Outreach:

- Process IV Requirements – noticing and public hearing
- Direct Engagement and Feedback – Dialogue with the Master Builders Association, developers, and potential applicants regarding the proposed amendments
- Online Presence – webpage launched during the week of December 2, and includes public information regarding the proposed LUCA, key dates, and contact information for public comment



# LUCA Process

## Process IV – City Council Legislative Action

<input checked="" type="checkbox"/>	December 9	Planning Commission Study Session
<input checked="" type="checkbox"/>	January 13	Planning Commission Public Hearing
<input type="checkbox"/>	February 1	City Council Study Session (tentative)
<input type="checkbox"/>	February 2	EBCC Courtesy Public Hearing (tentative)
<input type="checkbox"/>	February 22	City Council Action (tentative)
<input type="checkbox"/>	March 2	EBCC Public Hearing and Approval/Disapproval



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