



City of Bellevue

# Residential Occupancy LUCA

## City Council Study Session

Mike Brennan, Director

Trisna Tanus, Consulting Attorney

Caleb Miller, Senior Planner

*Development Services*

Mohammad Malakoutian, Chair

*Planning Commission*

October 25, 2021



# Direction

Direct staff to prepare the LUCA ordinance for final action at a future meeting

# AGENDA



State Legislation – SB 5235



LUCA Components



Health and Safety Regulations



Public Engagement



LUCA Process and Schedule



Planning Commission Recommendation

# 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*



# Health and Safety Regulations

## Bellevue City Code

- Fire Safety/Egress
- Sanitation, heat, light/air
- Noise and nuisance controls
- Parking and traffic (Public ROW)

## Land Use Code

- Transient Lodging
- Parking and Circulation (Private Property)

- **No changes proposed**
- Use MyBellevue app to report concerns/violations



# 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
<b>Planning Commission</b> Study Session	September 8, 2021
<b>EBCC</b> Courtesy Hearing	October 5, 2021
<b>Planning Commission</b> Public Hearing and Recommendation	October 13, 2021
<b>City Council</b> Study Session	October 25, 2021
<b>City Council</b> Action	(future meeting)
<b>EBCC</b> Public Hearing and Action	(future meeting)
IOC Expiration	January 12, 2022



# PC Recommendation



- Study Session September 8
- Public Hearing October 13
- Recommends adoption of the LUCA without modification



# Direction

Direct staff to prepare the LUCA ordinance for final action at a future meeting