



Weekly Permit Bulletin

October 8, 2015

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2nd floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the SEPA field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION

Anderegg-Evans Addition

Location: 1002 W Lake Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 15-116401-LO

Description: Application for Critical Areas Land Use Permit approval to expand an existing house and alter the landscaping with the toe-of-slope structure setback from a steep slope critical area and the structure setback from Lake Sammamish.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 22, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 3, 2015

Completeness Date: October 1, 2015

Applicant Contact: Amy Shuster, Coates Design, 206-780-0876, amy@coatesdesign.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Crossroads Bible Church Addition

Location: 15815 SE 37th St

Subarea: Eastgate

File Number: 15-123135-GD

Description: Land Use review of clearing and grading work altering the parking lot and landscaping as part of the proposed 17,500 square foot expansion of the church to add a gymnasium, classrooms, and other spaces.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: October 22, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 15, 2015

Completeness Date: October 1, 2015

Applicant Contact: Mark Evanger, Crossroads Bible Church, 425-747-6750,

mevanger@cbcbellevue.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Bel Red Place Office Park

Location: 12721 NE Bel-Red Rd

Subarea: Bel-Red

File Number: 15-123283-GB

Description: Land Use review to remove two hazard trees from a wetland associated with the West Tributary, a Type F stream. Retroactive permitting is required for imminent hazard abatement.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: October 22, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 18, 2015

Completeness Date: September 28, 2015

Applicant: 12721 Bel-Red Road LLC

Applicant Contact: Michael Tee, 206-953-7855

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Brancato Cottage

Location: 6021 173rd Ave SE

Subarea: Newcastle

File Number: 15-123384-LO

Description: Application for Critical Areas Land Use Permit approval to locate a detached structure within the toe-of-slope setback from a steep slope. This proposal was approved once in 2012 but the cottage was not constructed and the approval expired.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 22, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 22, 2015

Completeness Date: October 1, 2015

Applicant Contact: Myloan Nguyen, Mark Travers Architect, 206-763-8496, myloan@marktraversarchitect.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Four 106

Location: 320 and 350 106th Avenue NE

Neighborhood: Downtown Bellevue

File Number: 15-123106-LP and 15-123104-LD

Description: Master Development Plan and Design Review proposal to demolish three buildings to construct a two-tower mixed use project (hotel/retail/residential) over underground parking for Phase I. The project will consist of 270 apartments. Primary site access will occur from 106th Place NE with a short term layby area on 106th Avenue NE for valet. Site size is .926 acres within the Downtown-02 land use district. Approximately 329 parking stalls will be provided.

Approvals Required: Master Development Plan Approval, Design Review approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: October 22, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: October 29, 2015, 6PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: Council Chambers

Date of Application: September 17, 2015

Completeness Date: October 2, 2015

Applicant: Fana Four 106th LLC

Applicant Contact: Glen Peterson, Schwartz Company, 206-933-9066

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of SEPA Addendum

NOTICE OF SEPA ADDENDUM

[City of Bellevue Transportation Facilities Plan SEPA Addendum](#)

Location: Citywide

Neighborhood: City-Wide

File Number: 15-122964-DC

Description: Addendum to the 2013-2024 Transportation Facilities Plan FEIS. The City Council adopted the 2013-2024 Transportation Facilities Plan on August 5, 2013 (Resolution #8617) and amended the 2013-2024 Transportation Facilities Plan on September 3, 2013 (Resolution #8623). The City has completed a review of the Transportation Facilities Plan and proposes to update it to remove two completed projects, add eight new projects, extend the horizon year to 2027 and characterize the updated plan as the "2016-2026 Transportation Facilities Plan". The proposed new projects involve adding non-motorized facilities (one project), a traffic signal (one project) and predesign or design studies for six projects. This SEPA addendum outlines changes being made to the plan and potential impacts that may result. A complete description of the Plan changes is included in the SEPA addendum project file.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: SEPA Addendum is issued. There is no comment or appeal period.

Date of Application: September 11, 2015

Completeness Date: September 11, 2015

Applicant Contact: Mike Ingram, City of Bellevue Transportation Department, 425-452-4166

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[PSE Programmatic Vegetation Management Plan](#)

Location: City-wide

Neighborhood: City-Wide

File Number: 15-106580-LO

Description: Approval of a programmatic vegetation management plan to manage vegetation along existing transmission and distribution lines throughout the City of Bellevue within critical areas and critical area buffers. Management activities include vegetation and tree pruning or removal.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: October 22, 2015, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: February 27, 2015

Notice of Application: April 2, 2015

Completeness Date: March 26, 2015

Applicant Contact: Kerry Kriner, Puget Sound Energy, 425-462-3821

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[LiLi Short Plat](#)

Location: 13026 NE 8th Street

Subarea: Wilburton/NE 8th St.

File Number: 15-113287-LN

Description: Approval of a preliminary Short Plat for a five (5) lots with a private access easement.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 22, 2015, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: May 8, 2015

Completeness Date: June 11, 2015

Notice of Application Date: June 11, 2015

Applicant Contact: Li Li, El 38, LLC, 281-451-4779, lili984@yahoo.com

Planner: Bradley Calvert, 425-452-6930

Planner Email: bcalvert@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[Sharp Tree Hazard Tree Removal and Restoration](#)

Location: 41 Tatoosh Key

Subarea: Southwest Bellevue

File Number: 15-120667-GJ

Description: SEPA Threshold Determination in a critical area buffer to Coal Creek to approve restoration of buffer vegetation lost due to hazard tree removal of an existing mature willow. Restoration includes planting buffer species as recommended in the City of Bellevue's Critical Areas Handbook and required by LUC 20.25H.055.C.3.i.F.

Approvals Required: Land Use and Clearing and grading approval

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: October 22, 2015, 5 PM.
Refer to page one for information on how to comment on a project.

Date of Application: August 11, 2015

Completeness Date: August 27, 2015

Applicant Contact: Kirsten Sharp, City of Bellevue Parks & Community Services, 425-452-4705

Planner: Michael Paine, 425-452-2739

Planner Email: mpaine@bellevuewa.gov

NOTICE OF DECISION

[COBT – 123rd Ave SE Sidewalk](#)

Location: SE 20th Pl to SE 26th St

Neighborhood: Woodridge

File Number: 15-118233-GD

Description: SEPA Threshold Determination to construct new curb and gutter and five foot wide sidewalk on the east side of 123rd Ave SE. The project includes storm water upgrades, water main replacement, new retaining wall, and an asphalt concrete overlay and with property restoration. The project includes approximately 1,110 cubic yards of total earth movement.

Decision: Land Use Approval and Ancillary Permit approval.

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: October 22, 2015, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: July 9, 2015

Completeness Date: August 5, 2015

Notice of Application: September 10, 2015

Applicant Contact: Michael Rodni, City of Bellevue Transportation Department, 425-452-4586

Planner: Matthews Jackson, 425-452-2729

Planner Email: mjackson@bellevuewa.gov