



Weekly Permit Bulletin

May 19, 2016

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.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- 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

[Thorpe Short Plat](#)

Location: 1231 & 1233 112th Ave NE

Neighborhood: North Bellevue

File Number: 16-129116-LN

Description: Application for Preliminary Short Plat approval to subdivide 2 existing parcels into 5 lots. The property is zoned R-4.

Approvals Required: Preliminary Short Plat 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: June 2, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 8, 2016

Completeness Date: April 29, 2016

Applicant Contact: Jamie Waltier, Harbour Homes LLC, 206-315-8130, jwaltier@harbourhomes.com

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[Verizon Wireless Communications Facility and Base Station](#)

Location: 1800 124th Ave NE

Neighborhood: Bel-Red

File Number: 16-129242-LA

Description: Application for Administrative Conditional Use Permit approval to construct a 70' tall monopole with antennas enclosed within the pole. Base station equipment to be located within an existing storage unit on the subject property.

Approvals Required: Administrative Conditional Use Permit 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: June 2, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 12, 2016

Completeness Date: April 28, 2016

Applicant Contact: Madeline Chaney, Camp and Associates, 425-346-0128

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[LVV-1 Trust](#)

Location: 7016 169th Ave SE

Subarea: Newcastle

File Number: 16-129390-LO

Description: Application for Critical Areas Land Use Permit approval to construct a new, 3,250 square-foot single-family dwelling within a steep slope critical area buffer. The proposal is supported by a Critical Areas Report, geotechnical report, and a mitigation plan.

Approvals Required: Critical Areas Land Use Permit 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: June 2, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 14, 2016

Completeness Date: May 2, 2016

Applicant Contact: Vinh Vuong, TP Home, LLC, 206-390-5277, tphomellc@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[TZ & Moon](#)

Location: 6980 169th Ave SE

Subarea: Newcastle

File Number: 16-129393-LO

Description: Application for Critical Areas Land Use Permit approval to construct a new, 2,750 square-foot single-family dwelling within a steep slope critical area buffer and within a Type-O stream buffer. The proposal is support by a Critical Areas Report, geotechnical report, and a mitigation plan.

Approvals Required: Critical Areas Land Use Permit 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: June 2, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 14, 2016

Completeness Date: May 2, 2016

Applicant Contact: Vinh Vuong, TP Home, LLC, 206-390-5277, tphomellc@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Mao Residence Tree Removal](#)

Location: 1807 134th Ave SE

Subarea: Richards Valley

File Number: 16-128569-GJ

Description: Application for Land Use approval to remove 6 hazardous red alder trees located in a Type-F stream and wetland buffer.

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: June 2, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 30, 2016

Completeness Date: May 9, 2016

Applicant: Jianning Mao

Applicant Contact: Favero Greenforest, Greenforest Inc., 206-723-0656, greenforestinc@mindspring.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Holmberg Company Headquarters](#)

Location: 936 121st Ave SE

Subarea: Richards Valley

File Number: 16-129518-LD & 16-129528-LO

Description: Application for Design Review and Critical Areas Land Use Permit approval to modify a 75-foot toe-of-slope structure setback to construct a two story office building with associated surface parking. Currently the property is improved with a shop building which will be demolished.

Approvals Required: Design Review approval, Critical Areas Land Use Permit 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: June 2, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 2, 2016, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-120

Date of Application: April 18, 2016

Completeness Date: May 12, 2016

Applicant: Lance Mueller, Lance Mueller & Associates, Architects, 206-325-2553,

lmuellet@lmuellet.com

Planner: Nicholas Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

[Eastgate Land Use Code Amendment](#)

Location: Eastgate Subarea

Neighborhood: Eastgate

File Number: 12-132861-AD

Description: The Eastgate Land Use Code Amendments are in response to work accomplished by the Eastgate Citizen Advisory Committee (CAC). The CAC envisioned an expansion of Eastgate's economic role as an employment center by adding more office space, retail and service amenities for office workers, and a mixed-use transit-oriented development that would serve not only this employment center, but Bellevue College as well. The southeast portion of the Eastgate Corridor was envisioned as a neighborhood mixed use center

offering retail, services and residential to the nearby residents. The Eastgate Corridor has the potential to accommodate market demand for additional office space and residential development for workers and Bellevue College students. The Eastgate Park and Ride and the Mountains to Sound Greenway are within the Eastgate Corridor and provide multi-modal transportation opportunities which will reduce adverse transportation impacts of increased density that was envisioned by the CAC. Toward this end, the proposed Eastgate Land Use Code changes will examine appropriate zoning for the area, appropriate uses for each zoning district, building height and form, and design standards and guidelines for new districts with a focus on the vision created by the Eastgate CAC.

Approvals Required: Adoption of ordinance by the City Council.

SEPA: SEPA Threshold Determination required. The City will be using a SEPA/GMA integration process consistent with WAC 197-11-210 through 235.

Minimum Comment Period Ends: June 2, 2016. This date includes the minimum amount of time required by state law for providing a public comment. However, pursuant to the Bellevue Land Use Code, the Development Services Department accepts comments throughout development of a Land Use Code Amendment up to and until such time as the City Council takes final action.

Mailing List: The Planners assigned to this project will also be keeping a mailing list of individuals who are interested in being kept apprised of the status of this project, but who have chosen not to submit formal comments. If you would like to be included on the mailing list to receive information regarding this project, please provide the Applicant Contact person identified below with your contact information.

Date of Application: December 27, 2012

Completeness Date: January 4, 2013

Applicant Contact: Patricia Byers, 425-452-4241, pbyers@bellevuewa.gov

SEPA Planner: Matthews Jackson, 425-452-2729

SEPA Planner Email:

mjackson@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Keeffe II Short Plat

Location: 444 140th Ave NE

Subarea: Wilburton/NE 8th St.

File Number: 15-115181-LN

Description: Preliminary Short Plat approval to subdivide a 29,880 square-foot residential lot into two residential parcels.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 2, 2016, 5 PM.

Refer to page one for information on how to appeal a project.

Date of Application: May 28, 2015

Completeness Date: June 15, 2015

Notice of Application Date: June 25, 2015

Applicant: Berkshire Home Builders, LLC

Applicant Contact: Napoleon Esperanza, Murray Franklyn, 425-644-2323

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Bennett Elementary School

Location: 17900 NE 16th Street

Neighborhood: Northeast Bellevue

File Number: 15-129513-LB

Description: Conditional Use approval to demolish the existing school to construct a new terraced three story structure approximately 85,000 square foot facility on 9.34 acres. The existing playfield will be reconfigured and improved as a synthetic multi-purpose field. Reconfigured parking and landscaping will occur with this application.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance Issued January 26, 2016, by the Bellevue School District, #405

Appeal Period Ends: June 2, 2016, 5 PM.

Refer to page one for information on how to appeal a project.

Public Hearing: June 2, 2016, 7 PM;

Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers

Date of Application: December 8, 2015

Completeness Date: January 29, 2016

Notice of Application Date: February 4, 2016
Applicant: Bellevue School District, #405
Applicant Contact: Jim O'Malley, Bellevue School District, 425 456 4558
Planner: Toni Pratt, 425-452-5374
Planner Email: tpratt@bellevuewa.gov

NOTICE OF CANCELLATION OF APPLICATION AND ASSOCIATED MEETING

Bellevue Place Helistop

Location: 10500 NE 8th Street

Subarea: Downtown Bellevue

File Number: 16-124851-LB

Description: Cancellation of application filed to revoke Kemper Development Company's helistop conditional use permit (Ordinance 6000).

Cancelled Public Meeting: May 19, 2019 at 5pm; Bellevue City Hall; 450 110th Ave NE

Reason for Meeting and Application

Cancellation: Revocation applications are only permitted to be initiated by the City (third party applications cannot be accepted).

Date of Application: February 23, 2016

Applicant: Mrs. Ina Tateuchi

Applicant Contact: Josh Whited, whited@ekwlaw.com, 206-441-1069

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov