



Weekly Permit Bulletin

October 25, 2018

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.
- Click the name of the project to view digital plans.

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. [Link to Form](#)
- 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:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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

Jaguar/Land Rover Expansion

Location: 13817 & 13823 NE 20th Street

Neighborhood: Bel-Red

File Number: 18-124945-GD

Description: Application for a Clearing and Grading permit and State Environmental Policy Act (SEPA) review to construct an approximately 5,784 square foot addition to the auto sales portion of the car dealership and resurface and grade portions of the project site. As the proposal constitutes construction of a structure greater than 4,000 square feet, SEPA review is required.

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: November 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 20, 2018

Completeness Date: October 15, 2018

Applicant Contact: Ed Minshull, Lance Mueller & Associates, 206-325-2553

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

Royal Crest Homes

Location: 15001 NE 8th St

Subarea: Crossroads

File Number: 18-125139-LS

Description: Application for a Land Use Code Variance to exceed the maximum amount of permanent disturbance, or 3,000 SF, allowed under a Reasonable Use Exception (LUC 20.25H.200). The proposal requests a maximum permanent disturbance area of 4,765 SF to construct a single-family residence, driveway, patio, porch, and walkway.

Approvals Required: Land Use Code Variance approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 24, 2018

Completeness Date: October 12, 2018

Applicant Contact: Richard DeJong, Royal Crest Homes, 425-319-9060,
richardroyalcrest@juno.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Hile Short Plat

Location: 16827 SE 34th St

Subarea: Newcastle

File Number: 18-124390-LN

Description: Application for Preliminary Short Plat approval to subdivide an existing parcel in the R-5 zoning district into two lots.

Approvals Required: Preliminary Short Plat approval, Land Use approval, Concurrency Review and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 10, 2018

Completeness Date: September 3, 2018

Applicant Contact: Thony B Cheng, 206-385-5226,

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

NOTICE OF APPLICATION

Cantu Residence Addition

Location: 5229 120th Ave SE

Neighborhood: Newport Hills

File Number: 18-124741-LO

Description: Application for a Critical Areas Land Use Permit approval to modify a steep slope buffer to construct a single-family addition and new deck. The project is supported by a geotechnical report and includes mitigation and restoration plantings.

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

SEPA: Exempt

Minimum Comment Period Ends: November 8, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 17, 2018

Completeness Date: October 11, 2018

Applicant Contact: Brian Howard, Property Effects LLC, 425-218-8044

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuwa.gov

Notice of Decision

NOTICE OF SEPA DETERMINATION, RECOMMENDATION AND PUBLIC HEARING

[Flats Rezone](#)

Location: 15516 NE 15th Pl

Subarea: Crossroads

File Number: 17-125912-LQ

Description: Recommendation to rezone an existing parcel from Community Business to Multi Family Residential (R-30). Rezone is associated with a previously approved City initiated Comprehensive Plane Amendment.

Recommendation: Approval

Concurrency Determination: N/A

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

Appeal Period Ends: November 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Public Hearing: November 8, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: City Council Chambers

Date of Application: October 12, 2017

Completeness Date: October 12, 2017

Notice of Application Date: November 2, 2017

Applicant Contact: Jeff Peterson, Toll Brothers, 425-825-1955 Ext 160, jpeterson@tollbrothers.com

Planner: Leah Chulsky, 425-452-6834

Planner Email: lechulsky@bellevuewa.gov

NOTICE OF DECISION

[Avronil Tree Cutting](#)

Location: 3711 122nd Ave NE

Subarea: Bridle Trails

File Number: 17-130005-LO

Description: Critical Areas Land Use Permit approval for a Vegetation Management Plan to mitigate unpermitted tree removal (7 trees) and tree pruning. The proposal is associated with an enforcement action (17-103418-EA) and includes a Vegetation Management Plan developed by Altmann & Oliver Associates, a qualified professional.

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: November 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 29, 2017

Completeness Date: December 28, 2017

Notice of Application Date: January 18, 2018

Applicant Contact: Avronil Bhattacharjee, 425-786-8640, avronilb@hotmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[Wilburton Park Residences](#)

Location: 11865, 11879, 11885, 11893, 11901, 11909, 11927, 11939, 11876, 11888, and 11896 SE 5th St and 11903, 11925, 11933, and 11951 SE 4th Ct.

Subarea: Wilburton/NE 8th St.

File Number: 17-130887-LO and 17-130888-LS

Description: Land use approval to construct 15 single-family residences, roads, and associated infrastructure on 16 undeveloped lots in the R-20 and R-10 zones adjacent to Wilburton Hill Community Park. This proposal replaces a 2016 proposal that was cancelled on this site for multifamily development. The project proposes development through the reasonable use exception process and to modify steep slope critical areas and reduce top-of-slope buffers and toe-of-slope setbacks through a Critical Areas Land Use Permit application (17-130887-LO). The applicant

requests relief from certain zoning dimensional requirements as part of this proposal (17-130888-LS).

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: November 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 19, 2017 and re-noticed on February 8, 2018

Completeness Date: January 16, 2018

Notice of Application Date: February 8, 2018

Applicant Contact: Nora Pena Klenner, Suntek Townhome, 206-892-8818,

npk.bejelit@gmail.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Clifton Larson Allen/ HMA Signage](#)

Location: 10700 Northup Way

Subarea: Northeast Bellevue

File Number: 18-121995-LS

Description: Land Use Code variance approval from the City of Bellevue Sign Code Section 22B.10.040.B.4 to exceed the 20-foot sign height limit to install building mounted signage at approximately 30-34 feet above the ground level and 20-24 feet above the ground level. The property is zoned Office (O).

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: November 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 17, 2018

Completeness Date: August 24, 2018

Notice of Application Date: August 30, 2018

Applicant: Virginia Nicholson, Schwabe Williamson & Wyatt PC, 206-407-1557

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF DECISION

[Paget Residence](#)

Location: 4839 Lakehurst Ln

Subarea: Factoria

File Number: 18-117475-LO and 18-117474-LS

Description: Critical Areas Land Use Permit approval and Land Use Variance approval to construct a new single-family residence and deck within shoreline buffer and setback. Proposal is supported by a mitigation and planting plan. Request for variance from provision of the land use code to reduce the 20 foot front yard setback to 3 feet, increase building height from 24 feet to 30 feet, and increase lot coverage from 35% to 39%.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 29, 2018

Completeness Date: July 19, 2018

Notice of Application Date: July 26, 2018

Applicant Contact: Tyler Lyons, McClelland Architects, 206-728-0480, Tyler@mccarch.com

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

Public Hearings

NOTICE OF FINAL REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION

2018 Annual Amendments to the Bellevue Comprehensive Plan

Notice of Application: varies

Approvals required: Planning Commission recommendation after public hearing to consider Final Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, November 7, 2018, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

SEPA Determination: Determination of Non-Significance (DNS)

SEPA Appeal: Any appeal of this SEPA threshold determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council an appeal for the SEPA threshold determination may be filed together with an appeal of the underlying City Council action by petition to the Growth Management Hearings Board (LUC 20.35.250C).

SEPA Planner: Matthews Jackson AICP, (425) 452-27298

SEPA Planner email: mjackson@bellevuewa.gov

Concurrency Determination: N/A

A **Description** of the individual amendments under consideration follows.

City Council-initiated:

East Main

Location: The East Main transit-oriented development area that is the subject of these actions is bounded by Main Street, 114th Ave SE, SE 8th St.; and 112th Ave SE.

Subarea: Southwest Bellevue

File Number: 18-103885-AC

Description: Amend Comprehensive Plan maps and text with new designations, definitions, and policies for development of zoning districts to reflect the vision of the East Main Station Area Plan process, approved by the City Council in August 2016 as a part of Bellevue's station area planning efforts. The objectives of these plans are to: better integrate light rail with neighborhoods; ensure stations are as accessible as possible; and optimize the benefits of light rail investment. Through the East Main Station Area Plan, the East Main Citizens Advisory Committee crafted a vision of a mixed-use, transit-oriented development within one-half mile of the station that has a pedestrian-oriented streetscape and provides excellent connectivity to the station. The vision includes increased housing, retail, and commercial uses that serve the surrounding neighborhoods.

Staff Recommendation: Approval

Date of Application: February 2, 2018

Applicant Contact: Trish Byers, 425-452-4241

Planner: Terry Cullen 425-452-4070

Planner Email: tcullen@bellevuewa.gov

Grand Connection Framework Plan

Location: The Grand Connection is planned to start at Meydenbauer Bay Park, connect the Downtown Park, integrate with the Pedestrian Corridor, and terminate at the Eastside Rail Corridor.

File Number: 18-103888-AC

Description: Amend the Comprehensive Plan to incorporate the Grand Connection's high-level vision as a memorable place-making element along its entire corridor length.

Staff Recommendation: Approval

Date of Application: February 2, 2018

Applicant Contact: Emil King AICP 425-452-7223

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371