



# Weekly Permit Bulletin

June 11, 2020

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

**\*\*IMPORTANT INFORMATION\*\***

**In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>**

## How to use this Bulletin

### To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

### 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](#)
- To file an appeal electronically please email to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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](http://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:

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

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



## 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 Decision

### NOTICE OF DECISION

[Nazaruk](#)

**Location:** 1414 W Lk Sammamish Pkwy NE

**Subarea:** Northeast Bellevue

**File Number:** 19-102936-LO

**Description:** Critical Areas Land Use Permit approval to construct a new single-family residence and driveway within a steep slope structure setback. The proposal will reduce a steep slope structure setback from 75 feet to a proposed minimum of approximately 19 feet. The proposal is supported by a Critical Areas Report/geotechnical report and a mitigation plan.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 25, 2020, 5 PM.

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

**Date of Application:** January 8, 2019

**Completeness Date:** February 1, 2019

**Notice of Application Date:** February 21, 2019

**Applicant:** Nikolay Nazaruk

**Applicant Contact:** Andrey Grebyonkin, 360-450-7224, [andyg1842@yahoo.com](mailto:andyg1842@yahoo.com)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

### NOTICE OF DECISION

[Sambica Activity Center](#)

**Location** 4114 W Lake Sammamish Pkwy SE

**Subarea:** Newcastle

**File Number:** 19-106708-LD and 19-106707-LP

**Description:** Approval of Master Development Plan and Design Review permits for improvements at the Sambica activity center. Phase I includes constructing a new Activities building (6,000 SF) and Phase 2 includes constructing a new dwelling for staff housing. The proposal includes street frontage improvements on the north side of West Lake Sammamish Parkway.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued.

**Appeal Period Ends:** June 25, 2020

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

**Date of Application:** February 25, 2019

**Notice of Application Date:** March 28, 2019

**Applicant:** Ryan Gilbert, Sambica

**Applicant Contact:** Dexter Chin, TGB Architects, 425-778-1530,

[dchin@tgbarchitects.com](mailto:dchin@tgbarchitects.com)

**Planner:** Peter Rosen, 425-452-5210

**Planner Email:** [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

### NOTICE OF DECISION

[FANA Land Use Code Interpretation](#)

**Location:** 320-350 106<sup>th</sup> Avenue

**Subarea:** Downtown Bellevue

**File Number:** 19-131714-DA

**Description:** Land Use Code Interpretation (Part 20.30K LUC) regarding the manner and requirements, if any, of allocating floor area available from a currently non-conforming, future-phased portion to a first-phased portion, where the project limit/site is newly defined to include both phases under a Master Development Plan. Specifically, the applicant seeks confirmation that under LUC 20.25A.040 and other relevant sections of the LUC, such allocation of floor area within an expanded project limit/site do not actually “change” the

nonconforming site conditions of the future-phased portion and therefore do not require bringing the site nonconformities in this future-phase portion into conformance.

**Decision:** N/A

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** June 25, 2020, 5 PM.

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

**Date of Application:** December 23, 2019

**Completeness Date:** December 23, 2019

**Notice of Application Date:** January 23, 2020

**Applicant:** FANA Group of Companies

**Applicant Contact:** John C. McCullough,  
McCullough Hill Leary, PS, 206-812-3388

**Planner:** Trisna Tanus, 425-452-2970

**Planner Email:** [ttanus@bellevuewa.gov](mailto:ttanus@bellevuewa.gov)