



Weekly Permit Bulletin

April 26, 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 AND PUBLIC MEETING

Bellevue DOL Townhomes

Location: 13133 NE Bel-Red Road

Subarea: Bel-Red

File Number: 18-108498-LD

Description: Application for Design Review approval to demolish an existing office building and construct 31 single-family attached (townhome) units.

Approvals Required: 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: May 10, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 15, 2018, 6 PM; Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-121

Date of Application: March 19, 2018

Completeness Date: April 9, 2018

Applicant: MJS Investors

Applicant Contact: Justin Goroch, BCRA, 253-627-4367, jgoroch@bcradesign.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION

Ahmad Residence

Location: 17160 SE 54th PI

Subarea: Newcastle

File Number: 18-110324-LO

Description: Application for a Critical Areas Land Use Permit to construct a new single-family residence within a steep slope area and the toe-of-slope structure setback. The proposal is supported by a Geotechnical Report and Critical Areas Report.

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

SEPA: Exempt

Minimum Comment Period Ends: May 10, 2018. Refer to page one for information on how to comment on a project.

Date of Application: March 30, 2018

Completeness Date: April 12, 2018

Notice of Application Date: April 26, 2018

Applicant: Glen Merkel, Avalon Project, Inc.

Applicant Contact: Glen Merkel, 206-747-6142, glen@avalonproject.us

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Permanent Homeless Shelter Land Use Code

Amendment – Integrated SEPA and GMA Action Draft Ordinance 20.20.455

Location: Citywide

Neighborhood: Citywide

File Number: 18-111012-AD

Description: Development of this Permanent Land Use Code Amendment (LUCA) addressing Homeless Shelter permitting is following the adoption process for a development regulation under the State Growth Management Act (GMA) and is being integrated with review required under the State Environmental Policy Act. This LUCA is intended to advance Council's adopted 2014 Diversity Advantage Plan that "supports the establishment of a year-round shelter on the Eastside." A copy of the initial draft of the homeless shelter permitting LUCA and the associated Environmental Checklist is included with this notice. This integrated SEPA/GMA action also incorporates by reference the materials included at the following link:

<https://bellevuewa.gov/discover-bellevue/about-us/hot-topics-initiatives/homelessness-in-Bellevue>

Approvals Required: City Council Public Hearing and adoption of a Permanent Ordinance
SEPA: Determination is required.
Minimum Comment Period Ends: May 10, 2018, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: March 5, 2018
Completeness Date: April 16, 2018
Notice of Application Date: April 26, 2018
Applicant: City of Bellevue
Applicant Contact: Carol Helland, Code and Policy Director, 425-452-2724, chelland@bellevuewa.gov
Planner: Toni Pratt, 425-452-5374
Code Amendment Project Email: ShelterLUCA@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Peterson Boat Lift
Location: 6220 Hazelwood Ln. SE
Neighborhood: Factoria
File Number: 17-126072-WG
Description: Shoreline Substantial Development Permit approval to relocate an existing boat lift currently accessed from one dock to another dock on the same subject property. A Determination of Non-Significance was issued as part of application 14-142133-WE on May 28, 2015 to relocate the subject boat lift to the same location proposed under the current shoreline permit. As a result, a SEPA DNS has already been issued and is incorporated by reference for this proposal per WAC 197-11-600 and BCC 22.02.037.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: SEPA Determination of Non-Significance Previously Issued on May 28, 2015
Shoreline Permit Appeal Ends: May 17, 2018, 5 PM or 21-days from receipt of the approval by the State. Appeals must be submitted to the Shoreline Hearings Board.
Date of Application: October 16, 2017
Completeness Date: November 2, 2017
Notice of Application Date: November 9, 2017 and re-noticed on January 11, 2018
Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-3937
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Lago Mar Pier
Location: 1258 W Lake Sammamish Pkwy SE
Subarea: Southeast Bellevue
File Number: 17-130486-WG
Description: Shoreline Substantial Development Permit approval to construct a new dock and boatlift for an existing single-family residence on Lake Sammamish. The dock would be 478 SF, 107 feet long, 4 feet wide, with a 13.5-foot x 6-foot ell section at the end. Decking would be grated to allow light passage, stringers and caps constructed of ACZA treated fir, and the dock supported by fourteen 4-inch diameter steel piles. A freestanding portable boatlift would be installed next to the new pier. Proposal includes removal of an existing rail system extending into the lake and removal of an existing boathouse on the lakeshore. Proposal includes a 10-foot wide shoreline planting.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance is issued.
SEPA Appeal Period Ends: May 10, 2018, 5 PM. Refer to page one for information on how to appeal a project.
Shoreline Substantial Development Appeal Period Ends: May 17th, 2018, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: December 11, 2017
Completeness Date: January 2, 2018
Notice of Application Date: January 25, 2018
Applicant: Lago Mar, LLC (Brian Heberling)
Applicant Contact: Greg Ashley, Ashley Shoreline Design and Permitting, 425-957-9381, greg@shoreline-permitting.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

Notice of Public Meeting

NOTICE OF PUBLIC MEETING

NE 10th Residential
Location: 10050 NE 10th Street
Subarea: Downtown Bellevue
File Number: 17-120235-LD
Description: Construction of a 7-story residential building consisting of 102 residential units, amenity spaces and 111 below-grade parking stalls.

Approvals Required: 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.

Public Meeting: May 8, 2018, 6:00 PM, City of Bellevue, 450 110th Avenue NE

Conference Room: 1E-108

Date of Application: August 31, 2017

Completeness Date: September 28, 2017

Notice of Application Date: October 12, 2017

Applicant: Jason Xu, Link Design Group

Applicant Contact: Jenny Li & Scott Douglas, Link Design Group, 425-298-0080,

jenny.li@linkdesigngroup.com;

scott.douglas@linkdesigngroup.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov