



Weekly Permit Bulletin

April 4, 2019

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

[245 1258 Lake Samm SFR](#)

Location: 1258 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 19-104138-LO

Description: Application for Critical Areas Land Use Permit approval to develop a 2,000 square-foot single-family residence and driveway within a steep slope, steep slope buffer, and steep slope structure setback. The proposal is supported by a Critical Areas Report, geotechnical report, and mitigation plan.

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

SEPA: Exempt

Minimum Comment Period Ends: April 18, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 31, 2019

Completeness Date: February 27, 2019

Applicant: Lago Mar LLC.

Applicant Contact: Brian Heberling, 425-890-9186, brian@remodernedhomes.com

Planner: David Wong, 425-452-4282

Planner Email: DWong@Bellevuewa.gov

NOTICE OF APPLICATION

[Niu Tree](#)

Location: 14617 SE 45th Street

Subarea: Factoria

File Number: 19-105857-GJ

Description: Application for Land Use approval to reduce a 43 foot big leaf maple snag to 15 feet. Tree is located within a stream critical area.

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: April 18, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 21, 2019

Completeness Date: March 26, 2019

Applicant Contact: Kevin Niu, , 503-367-8338, kevin.x.niu@gmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Red Town Rezone](#)

Location: 16425 SE Cougar Mountain Way

Subarea: Newcastle

File Number: 18-103927-LQ

Description: Staff recommendation for a site-specific rezone of a 1.56-acre site from Single-Family Residential (R-3.5) to Single-Family Residential (R-7.5).

Approvals Required: City Council approval following Hearing Examiner Recommendation, and ancillary permits and approvals.

SEPA: Determination of Non-Significance.

(Current proposal is within the same scope as the previously approved Comprehensive Plan Amendment (18-103926-AC) and is relying upon the final threshold DNS issued on October 4, 2018.

Public Hearing: April 18, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers – 1E-126

Date of Application: January 31, 2018

Completeness Date: February 28, 2018

Notice of Application Date: January 17, 2019

Applicant Contact: Shawn Bliss, 206-910-9680, smb bliss@msn.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lt Tyler@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[City Dacha LLC Rezone](#)

Location: 160 118th Ave SE

Subarea: Wilburton/NE 8th St.

File Number: 17-131047-LQ

Description: Staff recommendation for a site-specific rezone of a 0.43-acre site, to change from Single-Family Residential (R-1) to Multi-Family Residential (R-20).

Approvals Required: City Council approval following Hearing Examiner Recommendation, and ancillary permits and approvals

SEPA: Determination of Non-Significance. Current proposal is within same scope as the previously approved Comprehensive Plan Amendment (17-131046-AC) and is relying upon the final SEPA threshold DNS issued on October 4, 2018.

Public Hearing: April 18, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers – 1E-126

Date of Application: December 22, 2017

Completeness Date:

Notice of Application Date: January 17, 2019

Applicant: Greg Krape, Greg Krape Consulting, LLC, 206-910-8779,

greg@gregkrapeconsulting.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Public Hearings

NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING

2019 Annual Amendments to the Bellevue Comprehensive Plan

2019 List of Initiated Applications

Notice of Application: February 21, 2019

Approvals required: (1) Planning Commission recommendation after public hearing to consider Threshold Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. (2) The City shall consider the geographic scope of site-specific amendments through LUC 20.30I.130.A.1.a.ii. The proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

A list of the individual amendments under consideration follows.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, April 24, 2019, 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 Community Development 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.

Site Specific:

The Park in Bellevue

Location: 1515 Bellevue Way NE

Subarea: North Bellevue

Neighborhood: North Bellevue

File Numbers: 19-104143 AC

Description: This privately-initiated application proposes a site-specific amendment to the 9.4-acre site from Multifamily-Medium (MF-M) to a Comprehensive Plan designation—Multifamily-Urban Residential (MF-UR)—that does not exist in the Comprehensive Plan.

This privately-initiated application also proposes non-site-specific amendments to the Comprehensive Plan to add a Multifamily-Urban Residential (MF-UR) definition (allowing more than 30 units per acre) to the Glossary, and to delete Policy S-NB-39 in the North Bellevue Subarea Plan providing for conditions on any rezone in the vicinity of the intersection of Bellevue Way NE and NE 12 Street to minimize the impact of any development of adjoining single-family areas.

NOTE: Only the Planning Commission, City Council, or Development Services Director can initiate amendments to the text of the Land Use Code (LUC 20.30J). The following text does not provide for a Process IV Notice for this request, and is provided here as an informational courtesy:

The applicant also requests the city initiate a Land Use Code Amendment to establish an “R-110” zone that would be consistent with the MF-

UR designation under the Growth Management Act, allowing up to 110 units per acre, with a maximum building height of 75 feet, and amending LUC Sections 20.10.220, 20.10.440, 20.10.010 and 20.25B.

Staff Recommendation: Do not include the application in the CPA 2019 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2019

Completeness Date: February 21, 2019

Applicant Contact: Ed Segat 425-462-0700

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Crossroads Subarea/Bellevue Technology Center](#)

Location: 15801 NE 24th St., et al, including KC parcels 880300-0010, -0020, -0030, -0040, -0050, -0060

Subarea: Crossroads

Neighborhood: Crossroads

File Number: 19-104146 AC

Description: This privately-initiated application proposes a site-specific amendment to approximately 4.7 acres (880300-0040) of the Bellevue Technology Center (BTC) site from Office (O) to Multifamily-Medium (MF-M); and proposes site-specific directed amendments to the Crossroads Subarea Plan with seven new policies that would apply to redevelopment of the entire 47-acre BTC site. These proposed policies would enable transit-oriented development densities, add a multi-part affordable housing component, identify urban design considerations for neighborhood edges and conservation easements, encourage multi-modal mobility options, and seek to strengthen economic vitality in the BTC area through implementing transit-oriented development. Then it would amend Crossroads Subarea Plan Figure S-CR.1 accordingly.

This privately-initiated application also proposes non-site-specific amendments to the Comprehensive Plan which would direct city actions to encourage innovative transportation demand management techniques for new transit-oriented development in the city; add improvements to the Transportation Facility Plan (TFP) for transit-oriented development that support and implement the city's adopted Multimodal Level-of-Service (MMLOS) metrics and targets (as

applicable); and encourage neighborhood stability by providing transportation mitigation measures when improving the regional [transportation] system.

Staff Recommendation: Do not include the application in the CPA 2019 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2019

Completeness Date: February 21, 2019

Applicant Contact: Jason Espirtu - KBS SOR 156th Ave NE, LLC 206-737-4321

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[12620 Northup Way](#)

Location: 12620 Northup Way

Subarea: BelRed

Neighborhood: BelRed

File Numbers: 19-104147 AC

Description: This privately-initiated application would amend a 1.47-acre site in the BelRed Subarea from BelRed-General Commercial (BR-GC) to BelRed-Community Retail (BR-CR).

Staff Recommendation: Do not include the application in the 2019 CPA annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2019

Completeness Date: February 21, 2019

Applicant Contact: Yu XaiHou 312-823-4486

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371