



Weekly Permit Bulletin

June 29, 2017

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:

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

Zhang Residence

Location: 14515 SE 42nd Pl

Subarea: Newcastle

File Number: 17-114169-LO

Description: Application for Critical Areas Land Use Permit approval to construct a single family residence on a site with Steep Slopes and a piped stream.

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

SEPA: Exempt

Minimum Comment Period Ends: July 13, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 26, 2017

Completeness Date: June 12, 2017

Applicant Contact: Larry Zhang, 206 427-1443, lzhang84@hotmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

Lakemont Christian Childcare

Location: 5130 164th Ave SE

Subarea: Newcastle

File Number: 17-114190-LO

Description: Application for Critical Areas Land Use Permit approval to convert 9 stalls of

existing parking lot to daycare play area in Critical Area wetland buffer.

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

SEPA: Exempt

Minimum Comment Period Ends: July 13, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 26, 2017

Completeness Date: June 15, 2017

Applicant: Calvary Chapel Eastside

Applicant Contact: George Newman, Barghausen Consulting Engineers, Inc., 206-794-9286, gnewman@barghausen.com

Planner: Mark Brennan, 425-452-2973

Planner Email: MCBrennan@bellevuewa.gov

NOTICE OF APPLICATION

Li Preliminary Short Plat

Location: 2931 112th Ave SE

Neighborhood: Southwest Bellevue

File Number: 17-115431-LN

Description: Application for Preliminary Short Plat approval to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-4.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: July 13, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 2, 2017

Completeness Date: June 22, 2017

Applicant: SNC Development, LLC

Applicant Contact: Jon Nelson, Land Development Advisors, LLC 425-466-5203, landdevadvisors@comcast.net

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

NOTICE OF APPLICATION

eLearning Chinese Studio

Location: 2505 167th pl NE

Subarea: Newcastle

File Number: 17-115879-LH

Description: Application for Home Occupation Permit to provide Piano Lessons and Chinese Language Education. Hours of operation will be Monday-Friday 9am to 6pm.

Approvals Required: Home Occupation Permit approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: July 13, 2017, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 9, 2017

Completeness Date: June 22, 2017

Applicant Contact: Jsoi-Jung Lin, 425-442-2567

Planner: Jeremy Hammar, 425-452-2739

Planner Email: Jhammar@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Ou Short Plat](#)

Location: 6215 Lake Washington Blvd. SE

Subarea: Newport Hills

File Number: 16-136308-LN

Description: Preliminary Short Plat approval for a 2 lot conservation short plat. Existing house, zoned R-5, is to be demolished.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance

Appeal Period Ends: July 13, 2017, 5 PM.

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

Date of Application: June 27, 2016

Completeness Date: July 25, 2016

Notice of Application Date: July 21, 2016

Applicant Contact: Han Phan, PE, PBG, LLC, 206-229-6422, PBG.ENGR@yahoo.com

Planner: Mark Brennan, 425-452-2973

Planner Email: MCBrennan@bellevuewa.gov

NOTICE OF DECISION

[Lake Hills Short Plat](#)

Location: 6651 116th Ave SE

Subarea: Newport Hills

File Number: 16-148728-LN

Description: Preliminary Short Plat approval to subdivide one existing parcel into two lots. The property is zoned R-5.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: July 13, 2017, 5 PM.

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

Date of Application: December 15, 2016

Completeness Date: January 12, 2017

Notice of Application Date: January 12, 2017

Applicant Contact: Emily Larson, Goldsmith, 425-462-1080,

slarson@goldsmithengineering.com

Planner: Christina LaVelle, 425-452-5242

Planner Email: CLavelle@bellevuewa.gov

NOTICE OF DECISION

[Swasand Bulkhead Replacement](#)

Location: 9518 SE 15th St

Subarea: Southwest Bellevue

File Number: 17-102672-LO, 16-144262-WE

Description: Critical Areas Land Use Permit approval and Shoreline Exemption approval for replacement of an existing, failing rock bulkhead associated with a single family residence located on Lake Washington. The new rock bulkhead would be constructed in the same footprint or location as the existing bulkhead, except where the bulkhead would be pulled back to create a small beach cove area. New spawning gravels (35 cubic yards) would be added to the beach to improve near-water habitat and a 10-foot wide landscape strip of native plantings installed along the shoreline.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: July 13, 2017, 5 PM.

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

Date of Application: January 5, 2017

Completeness Date: January 17, 2017

Notice of Application Date: January 26, 2017

Applicant Contact: Greg Rauch, Waterfront Construction, Inc., 206-548-9800,

greg@waterfrontconstruction.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Bellevue Montessori](#)

Location: 11033 NE 24th Street

Subarea: North Bellevue

File Number: 17-104304-LA

Description: Administrative Conditional Use Permit approval for a change of use of 5,126 SF Office to Child Care on 1st floor, 6,559 SF of Office to Education (Primary School) on 2nd

floor, the addition of 285 sq feet building area to 1st floor and non-structural tenant improvement to all floors.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Appeal Period Ends: July 13, 2017, 5 PM.

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

Date of Application: January 24, 2017

Completeness Date: February 16, 2017

Notice of Application Date: February 23, 2017

Applicant: Chesmore/Buck Architecture

Applicant Contact: Rick Chesmore, 425-679-0907, rick@chesmorebuck.com

Planner: Mark Brennan, 425-452-2973

Planner Email: MCBrennan@bellevuewa.gov

NOTICE OF DECISION

[ELEV8 Master Development Plan \(MDP\)](#)

Location: 10833 NE 8th Street

Subarea: Downtown Bellevue

File Number: 16-124078-LP

Description: Master Development Plan (MDP) approval for a two-phase mixed-use development. Phase 1 will include two residential towers, one low-rise building, and six levels of underground parking. Phase 2 will consist of one residential tower, one office tower, and eight levels of underground parking. The existing Yuen Lui photography studio building on the Phase 1 site and the former church building and two story office building on the Phase 2 site will be demolished. The project will be vested to the current Land Use Code for a period of 10 years.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: July 13, 2017, 5 PM.

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

Date of Application: February 8, 2016

Completeness Date: February 25, 2016

Notice of Application Date: March 24, 2016

Applicant: 10833 NE Eighth Street Associates LLC

Applicant Contact: Kevin Sutton, MZA, 425-559-7583, kevin.sutton@mza-us.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF PUBLIC HEARING

[Quasi-Judicial Land Use Code Amendment](#)

Location: 450 110th Ave NE, Bellevue, WA 90012

Subarea: City-Wide

File Number: 17-114136-AD

Description: Amendment to the Land Use Code to remove Quasi-Judicial appeals to the City Council from Hearing Examiner Decisions and Recommendations in Process I and Process III land use matters.

Approvals Required: City Council approval

SEPA: Exempt

Public Hearing: July 17 2017, 8:00 PM, Bellevue City Hall, Council Conference Room, 450 100th AVE NE.

Date of Application: April 10, 2017

Completeness Date: May 22, 2017

Applicant: City of Bellevue

Applicant Contact: Matt McFarland, Assistant City Attorney, 425-452-5284, mmcfarland@bellevuewa.gov

Planner: Carol Helland, Code and Policy Director, City of Bellevue, 425-452-2724

Planner Email: chelland@bellevuewa.gov