



Weekly Permit Bulletin

October 20, 2016

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.

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 (available from the Office of the City Clerk).
- 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

Ngan/Young Short Plat Amendment

Location: 10618 NE 12th PI

Subarea: North Bellevue

File Number: 16-126215-LF

Description: Application for Land Use approval of an amendment to the Belway Addition No. 3 plat to modify an easement.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 3, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 3, 2016

Completeness Date: April 26, 2016

Applicant: Milton Ngan and Pearl Young

Applicant Contact: Andy McAndrews, Terrane, 425-233-6089, andym@terrane.net

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF THRESHOLD

DETERMINATION

[International Society for Krishna Consciousness and Primary School](#)

Location: 12501 NE Bellevue Redmond Road

Subarea: Bel-Red

File Number: 14-124283-LA

Description: Application for a Threshold Determination under the State Environmental Policy Act (SEPA). As a result of further traffic analysis, this application can no longer be exempt from SEPA, as the proposal would result in a material expansion, which is defined as a change in use, a remodel or addition over 4,000 square feet, and involving 30 new PM peak hour trips. Previously, the application did not trigger 30 PM peak hour trips. Upon further review of traffic analyses, the proposed Temple would generate approximately 6 PM peak hour trips, and the proposed School would generate 28 PM peak hour trips, for a total of 34 PM peak hour trips, which now triggers SEPA review. A copy of the traffic analysis is attached for reference.

Approvals Required: Administrative Conditional Use Permit approval, Environmental 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 3, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 10, 2014

Completeness Date: March 10, 2014

Applicant: International Society for Krishna Consciousness and Synergy International School

Applicant Contact: Jamie Trendera, Freiheit & Ho Architects, 425-827-2100,

jtrendera@fhoarch.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF APPLICATION

Sundaesan Shoreline Planting

Location: 2242 W Lake Sammamish Pkwy SE

Neighborhood: Southeast Bellevue

File Number: 16-142376-LO

Description: Application for a Critical Areas Land Use Permit approval to remove approximately 95 linear feet of concrete bulkhead and to remove a 661 square foot deck within the shoreline buffer, shoreline structure setback, and floodplain. Non-native landscaping and lawn will be removed within the shoreline buffer, shoreline structure setback, and floodplain, and the area will be revegetated with native species.

Approvals Required: Critical Areas Land Use Permit 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 3, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 18, 2016

Completeness Date: September 27, 2016

Applicant Contact: Robert Sorensen, Sorensen Architecture, 206-399-8265

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuwa.gov

Notice of Decision

NOTICE OF DECISION

[Chan Residence](#)

Location: 5455 Pleasure Point Ln

Subarea: Factoria

File Number: 15-106418-LO and 15-106417-LS

Description: Critical Areas Land Use Permit and Variance approval to modify a shoreline critical area structure setback and the front yard structure setback from an access easement in order to construct a new single family residence. The existing residence will be demolished. The proposal includes mitigation in the form of native planting.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 3, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 25, 2015

Completeness Date: April 20, 2015

Notice of Application Date: May 7, 2015

Applicant: Michael and Amanda Fam Chan

Applicant Contact: Ryan Cornwall, Invent Workshop, 253-377-6737

rcorn@inventworkshop.com

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF DECISION

[Verizon Archerline "Small Cell" Wireless Communications Facility](#)

Location: Multiple Locations

Subarea: North Bellevue

File Number: 16-129490-LA

Description: Administrative Conditional Use Permit approval for a "small cell" wireless network which includes placing two "small cell" antennas, two "small cell" radio units in one radio unit enclosure, and aerial fiber on 17 existing Puget Sound Energy (PSE) utility poles. Five of the 17 poles will be replaced with taller poles.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 3, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 15, 2016

Completeness Date: June 3, 2016

Notice of Application Date: June 16, 2016

Applicant: MD7, LLC representing VZW

Applicant Contact: Lori Chase Nieuwenhuis, MD7, 866-251-8778, LChase@md7.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

[Pham Short Plat Amendment](#)

Location: 3531 and 3541 122nd Ave SE

Subarea: Factoria

File Number: 16-134358-LF

Description: Land Use Approval to revise the tree retention plan as required by the previous short plat approved and recorded under City of Bellevue permit # 06-136778-LN

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 3, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 6, 2016

Completeness Date: July 1, 2016

Notice of Application Date: August 11, 2016

Applicant: Thuong Pham

Applicant Contact: Thuong Pham, 425-829-7317, tomcentralisland@gmail.com

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

Notice of Recommendations

NOTICE OF PUBLIC HEARING, STAFF RECOMMENDATION AND SEPA DETERMINATION

2016 Annual Amendments to the Bellevue Comprehensive Plan (CPA)

Approvals Required: Planning Commission recommendation after public hearing on proposed annual amendments to the Comprehensive Plan. The City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

Decision: Recommendation

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, November 9, 2016, 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 of 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: Heidi Bedwell, 425-452-4862

SEPA Planner email:
hbedwell@bellevuewa.gov

Concurrency Determination: N/A

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

City Council – initiated

Vision Zero

Description: Amend the Transportation Element for Vision Zero, an approach to traffic safety that has the ultimate goal of ending traffic deaths and serious injuries.

Location: citywide

File Number: 16-140007-AC

Subarea: citywide

Neighborhood: citywide

Staff Recommendation: Approval

Date of Initiation: July 20, 2016

Completeness Date: August 21, 2016

Applicant Contact: Kevin McDonald AICP, 425-452-4558

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

Site Specific

Eastgate Office Park

File Number: 16-123765-AC

Final Review Deferred: The applicant, John C. McCullough of McCollough Hill Leary has requested that the City defer the 2016 Eastgate Office Park CPA to the 2017 annual CPA work program for Final Review. No action will be taken on this Comprehensive Plan Amendment as part of the 2016 Annual Amendments.

The City Council is currently evaluating Land Use Code development standards for the Eastgate OLB designation through the Eastgate Land Use and Transportation Project Land Use Code Amendment (12-132861-AD). These standards seek additional flexibility in return for public benefits associated with development in the subarea to implement 2015 Eastgate Subarea Comprehensive Plan amendments. Deferral of this site-specific application will allow better integration of this site-specific CPA request with the Council adoption process for the Eastgate OLB development standards.