



Weekly Permit Bulletin

February 21, 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

[Nazaruk](#)

Location: 1414 W Lk Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 19-102936-LO

Description: Application for Critical Areas Land Use Permit approval to modify a 75-foot steep slope structure setback to construct a 2,700 square foot single-family residence and driveway. The proposal is supported by a geotechnical evaluation report and arborist report.

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

SEPA: Exempt

Minimum Comment Period Ends: March 7, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 8, 2019

Completeness Date: February 1, 2019

Applicant: Nikolay Nazaruk

Applicant Contact: Andrey Grebyonkin, 360-450-7224, andyg1842@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Gan Residence Slope Restoration and Stabilization](#)

Location: 9912 SE 16th Street

Subarea: Southwest Bellevue

File Number: 19-103477-LO

Description: Application for Critical Areas Land Use Permit approval to plan native vegetation within a steep slope and buffer. Existing vegetation was removed without a permit and appropriate restoration.

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: March 7, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 18, 2019

Completeness Date: February 14, 2019

Applicant Contact: Emilia Gan, 617-510-1461, emiliagan@hotmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Ceciu Preliminary Short Plat](#)

Location: 3004 164th PI NE

Neighborhood: Northeast Bellevue

File Number: 19-103977-LN

Description: Land Use review of a proposal to subdivide one (1) existing parcel into two (2) lots. The property is zoned R-5.

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

SEPA: Exempt

Minimum Comment Period Ends: March 7, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 29, 2019

Completeness Date: February 14, 2019

Applicant: Daniel Ciceu

Applicant Contact: Ken McIntyre, SDA Engineers, 425-486-6533 e104, kmcintyre@sdaengineers.com

Planner: Nick Whipple, 425-452-4578

Planner Email: nwhipple@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[City of Bellevue 150th Ave SE at SE Newport Way Road Improvements](#)

Location: 150th Ave SE at SE Newport Way

Subarea: Newcastle

File Number: 18-120745-LO

Description: Critical Areas Land Use Permit approval for the City of Bellevue Transportation Department to add an 800-foot southbound to westbound right-turn lane on the west side of 150th Ave SE, extending north from the intersection with SE Newport Way. New curb, gutter, storm drain, and sidewalk with retaining walls will be constructed adjacent to the new right-turn lane. The proposal will impact a steep slope critical area. Tree replacement mitigation is proposed in the Eastgate Open Space.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: March 7, 2019

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

Date of Application: August 8, 2018

Notice of Application Date: September 6, 2018

Applicant Contact: Jun Suk An, City of Bellevue Transportation Department, 425-452-4230, jan@bellevuewa.gov

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[901 Air Bnb](#)

Location: 901 Sunset Way

Subarea: North Bellevue

File Number: 18-131440-LH

Description: Land Use approval for a Home Occupation permit to operate a short-term bedroom rental business.

Decision: Approval

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 7, 2019, 5 PM.

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

Date of Application: November 28, 2018

Completeness Date: December 13, 2018

Notice of Application Date: December 20, 2018

Applicant Contact: Weiting Wang, 425-283-8181, wangwilton@gmail.com

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov

COMPREHENSIVE PLAN AMENDMENT PROPOSALS (AC) AND LIST OF INITIATED APPLICATIONS AND CONCURRENT REZONES (LQ);

2019 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required for proposals initiated by the public: Comprehensive Plan amendments initiated by the public are subject to a two-step process:

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the CPA work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action consistent with RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed plan amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.

[Vision Zero for Gun Safety](#)

Location: citywide

File Number: 19-103789-AC

Description: This privately-initiated non-site-specific application proposes a set of policy amendments to the Human Services Element implementing a goal to achieve zero deaths and serious injuries from gun violence in Bellevue by 2035. Includes policies on comprehensive risk review and assessment, coordination of regional best practices on prediction, risk avoidance, counseling, and use of data-driven enforcement; implementing gun safety strategies supporting a

safe city; and promoting healthy living with sense of safety contributing to successful businesses and neighborhoods.

Date of Initiation: January 24, 2019

Completeness Date: February 21, 2019

Applicant Contact: Vernon D. Schrag, 425-443-7958

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz, AICP, 425-452-5371

The Park in Bellevue

Location: 1515 Bellevue Way NE

Subarea: North Bellevue

Neighborhood: North Bellevue

File Numbers: 19-104143-AC, 19-104144-LQ

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 of Application 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.

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. 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.

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, 19-104148-LQ

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).

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