



Weekly Permit Bulletin

October 29, 2020

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

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](#)
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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:

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE



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

[1250 112th Ave – Conditional Use and Design Review](#)

Location: 1250 112th Ave NE

Subarea: North Bellevue

File Number: 20-113617-LB & 20-113615 LD

Description: Application for a Conditional Use Permit approval and Design Review approval to allow eight (8) attached residential dwelling units separated into two 3-story buildings. The property is located within the Office District (O), which limits residential to no more than 50% of each building, unless Conditions Use Permit approval is obtained. No commercial uses are proposed with these applications. The property is also located within the Transition Area Design District due to the Single-Family Residential District located across the street. The units will be accessed by a single driveway off 112th Ave NE.

Approvals Required: Conditional Use Permit approval, 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: November 12, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 28, 2020

Completeness Date: September 25, 2020

Applicant: Schuyler Tutt, Medici Architects

Applicant Contact: Kelly Hallstrom, Medici Architects, 425-453-9298,

kelly@mediciarchitects.com

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF APPLICATION

[Professor Moore's Visiting Scholar Room Rental](#)

Location: 22 130th Ave SE

Subarea: Wilburton/NE 8th St.

File Number: 20-113901-LH

Description: Application for Home Occupation Permit approval to rent a room within the residence as a short-term rental. The applicant proposes to rent a room to visiting professors and graduate students who need housing when visiting for conferences or workshops. No exterior or interior alterations of the home are proposed.

Approvals Required: Land Use approval, and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 12, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 9, 2020

Completeness Date: October 7, 2020

Applicant: Adam Moore, Homeowner

Applicant Contact: Adam Moore, 425-466-1382, moore2@uw.edu

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF APPLICATION

[Chandler Hazardous Tree Removal](#)

Location: 16727 SE 48th Place

Subarea: Newcastle

File Number: 20-114546-GJ

Description: SEPA threshold determination associated with a Clearing and Grading permit to remove 27 hazardous cottonwood and alder trees within a wetland, type-N stream, and associated

buffers. The proposal includes a mitigation plan and is supported by an arborist report submitted by a qualified professional.

Approvals Required: 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 12, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 18, 2020

Completeness Date: October 15, 2020

Applicant: David Chandler

Applicant Contact: David Chandler, 425 241-5316, dd.chandler@comcast.net

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

[Gofman Hazard Trees](#)

Location: 4260 132nd Ave NE

Subarea: Bridle Trails

File Number: 20-119740-GJ

Description: SEPA threshold determination associated with a clearing and grading permit to conduct hazard abatement operations for 11 trees within a steep slope and steep slope buffer. The proposal includes a mitigation plan and is supported by an arborist report submitted by a qualified professional.

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: November 12, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 19, 2020

Completeness Date: October 21, 2020

Applicant Contact: Trent Kreeck, Northwest Arboriculture LLC, 360-668-6800,

trent.kreeck@nwarbor.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

RE-NOTICE OF APPLICATION

[Meydenbauer Meadow Variance and Critical Areas Land Use Permit](#)

Location: 415 102nd Ave SE

Subarea: Southwest Bellevue

File Number: 20-119809-LS, & 19-131750-LO

Description: Re-notice for a Variance application to request an increase in the zoning standard allowing a maximum 35% lot coverage by structures in the developable area of the site. A previous Variance application (19-131725-LS, public notice was issued on January 30, 2020) from the critical areas density calculation to allow for three (3) residential units has been cancelled. The proposal has been revised to two (2) detached residential dwelling units, as allowed under the density calculation. The Critical Areas Land Use Permit and SEPA was included in the previous public notice and is still valid and under review. The subject site includes a Category III wetland, wetland buffer, Meydenbauer Creek (Type-F fish-bearing stream) and associated stream buffer, and the 100-year floodplain. The proposal requires a Critical Areas Land Use Permit because it would modify the critical area buffers. The proposal requires a reasonable use exception, which limits the development area to 10% (5,186 SF) of the 51,862 SF (1.19 acres) total site area.

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

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process

Minimum Comment Period Ends: November 12, 2020. Refer to page one for information on how to comment on a project.

Date of Application: October 20, 2020

Completeness Date: October 21, 2020

Notice of Application Date: October 29, 2020

Applicant: Kevin Cleary, Goldsmith Engineering

Applicant Contact: Kevin Cleary, Goldsmith Engineering, 425-462-1080,

kcleary@goldsmithengineering.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Melnik Short Plat](#)

Location 3236 113th Ave SE

Subarea: Southwest Bellevue

File Number: 19-118699-LN

Description: Approval of a Preliminary Short Plat to subdivide a 20,598 SF lot into 2 single family residential lots. The property is zoned R-3.5. An existing residence would remain on Parcel B. Both parcels would be accessed from 113th Ave SE.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 12, 2020

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

Date of Application: July 8, 2019

Notice of Application Date: August 8, 2019

Applicant: Victor Melnik

Applicant Contact: Victor Melnik, 206-390-2554

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Belvedere HOA Restoration](#)

Location: 5247, 5315, 5337 145th Pl SE

Subarea: Factoria

File Number: 20-104533-LO

Description: Critical Areas Land Use permit approval for Vegetation Management to conduct restoration work of a 3,920 square-foot area subject to unpermitted vegetation and tree clearing within a steep slope, steep slope buffer, and stream buffer. Unpermitted work is associated with COB enforcement actions 19-119140-EA and 19-118456-EA. The proposal is supported by a vegetation management plan developed by a qualified professional.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: November 12, 2020,

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

Date of Application: March 9, 2020

Completeness Date: July 7, 2020

Notice of Application Date: July 16, 2020

Applicant Contact: Xiaolong Ouyang, Belvedere HOA, 650-283-2778,

bxouyang@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF DECISION

[Adam Pristera – Home Occupation](#)

Location: 10710 NE 10th St #1407

Subarea: Northeast Bellevue

File Number: 20-108366-LH

Description: Approval of a Home Occupation Permit with home office and client visits, for online E-commerce sales of firearms, apparel, and other sporting goods. The client visits are intended to legally provide services to the owners friends and family. There will essentially be no daily client visits to the general public.

Shipments have been arranged with a UPS address to direct all business packages to that location to ensure a safer method of package delivery. If parking is necessary there are approximately 30 parking spots available with open access to retail and guest parking. Handicap and electric car charging spaces are also available.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: November 12, 2020,

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

Date of Application: April 29, 2020

Completeness Date: October 19, 2020

Notice of Application Date: June 18, 2020

Applicant: Adam Pristera,

Support@thegunmanshow.com

Planner: Myles Long, 425-452-2044

Planner Email: mblong@bellevuewa.gov

NOTICE OF DECISION

[Basel Newport Townhomes](#)

Location: 12627 SE Coal Creek Pkwy

Subarea: Newport Hills

File Number: 18-120487-LD, 18-120495-LO, and 19-120818-LS

Description: Critical Areas Land Use Permit, Design Review, and Variance from the Land Use Code approval to demolish the existing single-family home and construct 58 attached townhomes, access road, frontage improvements that include a multi-use trail, landscaping, and associated improvements on an approximately 5-acre site zoned R-20 and R-5 with a single-family transition design district overlay.

Protected critical areas on the site include steep slope critical areas, Category II wetland, and a Type-F stream tributary of Coal Creek.

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

Appeal Period Ends: November 12, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 3, 2018

Completeness Date: August 23, 2018

Applicant Contact: Maria Lau Hui, Basel Capital Holdings LLC, mariahui@baselcg.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Seattle Boat Lot 6 Boat Storage](#)

Location: 11688 SE 40th St.

Subarea: Factoria

File Number: 20-112136-WG

Description: Shoreline Substantial Development Permit approval for Seattle Boat to expand existing boat storage capacity on a paved parcel east of the marina facility that is currently used for boat storage. The proposal includes construction of three exterior boat storage racks, boat warehouse and parking.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: November 12, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 28, 2020

Completeness Date: August 20, 2020

Notice of Application Date: August 27, 2020

Applicant Contact: Michael Conover, Krannitz Kent Architects, 206-547-8233,

michael@krannitzkent.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Eastside Rail Corridor \(ERC\) NE 8th Street Crossing](#)

Location: NE 8th Street at Eastside Rail Corridor

Subarea: Wilburton/NE 8th St.

File Number: 20-105886-LO

Description: Critical Areas Land Use Permit approval to construct an elevated crossing for the Eastside Rail Corridor Regional Trail over NE 8th Street within areas containing a Type -F stream, associated buffers, and structure setbacks. The bridged crossing will provide a safe non-motorized, multi-use trail connection between the north and south at-grade legs of the Eastside Rail Corridor, the Sound Transit Wilburton Station, and sidewalks along both sides of NE 8th Street. The project will also construct a companion ramp and stairs to the south of NE 8th Street, stairs to the north of NE 8th Street, a connection to the north entrance of the Wilburton Station, and associated drainage and street frontage.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance issued by King County December 19, 2019.

Appeal Period Ends: November 12, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 15, 2020

Completeness Date: May 14, 2020

Notice of Application Date: May 14, 2020

Applicant: Colin Worsley, King County Parks and Recreation

Applicant Contact: Kenny Booth, The Watershed Company, 425-922-5242, kbooth@watershedco.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF PUBLIC HEARING

[Public Hearing Interim Official Control](#)

Location: City-Wide

Subarea: City-Wide

File Number: 20-119913-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its virtual meeting on **Monday, November 16**, to consider an Ordinance imposing an Interim Official Control tolling time limitations for certain active Temporary Use Permits and suspending the restriction for application of certain successive Temporary Use Permits; providing for severability; and establishing an effective date. On October 12, 2020, the Bellevue City Council adopted Ordinance No. 6530, imposing the Interim Official Control. The Ordinance was adopted for a period of six months. The purpose of the November 16 public hearing is to provide an opportunity to take public comments regarding the interim regulations. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official zoning controls provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official zoning control for one or more six-month periods if a subsequent public hearing is held.

SEPA: Categorically Exempt

Public Hearing: November 16, 2020 at 6:00 PM

Hearing Room: The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at

<https://bellevue.legistar.com/Calendar.aspx>.

Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine

Arredondo, City Clerk, by mail to P.O. Box 90012, Bellevue, WA 98009, or by e-mail to cityclerk@bellevuewa.gov, before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Matthews Jackson, Neighborhood Development Planning Manager, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to mjackson@bellevuewa.gov.

Comments must be received by 3:00 PM on November 16, 2020. All written comments timely received by the City Clerk or Planning Manager will be transmitted to the City Council no later than the date and time of the public hearing.

Applicant Contact: Matthews Jackson, Neighborhood Development Planning Manager, Development Services Department, 425-452-2729, mjackson@bellevuewa.gov