



Weekly Permit Bulletin

October 8, 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

Chan Residence

Location: 672 West Lake Sammamish Pkwy NE

Subarea: Northeast Bellevue

File Number: 20-112634-LO, 20-113961-LS

Description: Application for a Critical Areas Land Use Permit approval to demolish an existing single family residence and to construct a new single family residence within a steep slope critical area and the toe-of-slope structure setback. The proposal would also replace an existing rockery at the base of the steep slope, located at the north edge of the access driveway, and replace it with an engineered soldier pile wall. The new residence would be setback approximately 37 feet from the ordinary high water mark (OHWM) of Lake Sammamish. The proposal includes a Variance application to increase the zoning standard allowing a maximum 35% lot coverage by structures. The proposal is supported by a Geotechnical Engineering Report and Critical Areas Study.

Approvals Required: Critical Areas Land Use Permit; Variance; Shoreline Exemption; and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 22, 2020. Refer to page one for information on how to comment on a project.

Date of Application: Critical Areas Land Use Permit - August 7, 2020; Variance – September 9, 2020

Completeness Date: September 15, 2020

Applicant: Karen Mangold, Nash & Associates Architects

Applicant Contact: Karen Mangold, Nash & Associates Architects, 425-242-7495,

karen@nash-architects.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Fortin Residence

Location: 2004 West Lake Sammamish SE

Neighborhood: Southeast Bellevue

File Number: 20-114324-LS

Description: Application for a Variance to exceed the required 35% lot coverage by structure due to critical areas on-site.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: October 22, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 17, 2020

Completeness Date: September 30, 2020

Applicant: Schuyler Tutt,

schuyler@mediciarchitects.com

Planner: Kimo Burden, 425-452-5242

Planner Email: cburden@bellevuewa.gov

NOTICE OF APPLICATION

Unico Bellevue Connection

Location: 550 106th Ave NE

Subarea: Downtown Bellevue

File Number: 20-114821-LM

Description: Application for State Environmental Policy Act (SEPA) review. The project involves modifications to the Bellevue Connection building design and uses. These modifications include replacement of exterior façade on the north and west sides, weather

resistant color coating on the south and east sides, replacement of awnings, and new roof mechanical equipment and screens. Minor site changes include regrading and replacement of the sidewalk on 106th Ave next to the building for ADA compliance, and regrading of the northeast corner of the site to provide a new retail entry. Existing exterior stairs and corridor areas will be enclosed, which will add approximately 9,801 square feet of gross floor area. No changes to the Compass Plaza are proposed.

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: October 22, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: September 24, 2020

Completeness Date: October 1, 2020

Applicant: Jon O'Hare

Applicant Contact: Kevin Snook, ZGF Architects LLP, 206-582-5450,

kevin.snook@zgf.com

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[12385 Northup Way Public Storage](#)

Location: 12385 Northup Way

Subarea: Bel-Red

File Number: 19-126040-LP, 19-128994-LD and 19-130369-LO

Description: Master Development Plan (MDP), Design Review and Critical Areas Land Use Permit approval for a two-phase development on a site located in the Bel-Red Office Residential (BR-OR) district. The proposed MDP will combine a 5.57-acre lot (Parcel A) with a contiguous 1.44-acre lot (Parcel B) into a 7.01-acre project limit (site) to facilitate the maximum development density for a new 4-story internally serviced self-storage building and site

improvements. Phase 1 of the MDP will include the demolition of three existing single-story self-storage buildings and a covered RV parking area to construct the new self-storage building on Parcel A. Phase 2 will consist of the renovation and re-branding of the existing rental office on Parcel B. The proposal includes 8,958 SF of planting to mitigate for impacts to 8,928 SF of on-site combined critical area buffers and setbacks from the West Tributary of Kelsey Creek (a Type-F stream) and associated Category III wetland located off site.

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: October 22, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Dates of Application: 19-126040-LP, October 4, 2019; 19-128994-LD, November 12, 2019 and 19-130369-LO, November 22, 2019.

Completeness Dates: 19-126040-LP, November 1, 2019; 19-128994-LD, December 10, 2019 and 19-130369-LO, December 20, 2019.

Notice of Application Dates: 19-126040-LP, November 7 2019; 19-128994-LD, December 19, 2019 and 19-130369-LO, January 9, 2020.

Applicant Contact: Scott Nicholson, 206-962-6521, Scott.Nicholson@MG2.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Location: City-Wide

Subarea: City-Wide

File Number: 20-110291-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its virtual meeting on **Monday, October 26**, to consider an Ordinance extending an Interim Official Control setting reduced minimum parking standards in the Land Use Code for certain housing developments located

near frequent transit service. The purpose of the October 26 public hearing is to provide an opportunity to take public comments regarding the proposed extension of the interim regulations. The Growth Management Act, RCW 36.70A.390, authorizes cities to renew the interim official zoning control for one or more six-month periods if a public hearing is held.

SEPA: Categorically Exempt

Public Hearing: October 26, 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 Trisna Tanus, Consulting Attorney, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to ttanus@bellevuewa.gov.

Comments must be received by 3:00 PM on October 26, 2020. All written comments timely received by the City Clerk or Consulting Attorney will be transmitted to the City Council no later than the date and time of the public hearing.

Applicant Contact: Trisna Tanus, Consulting Attorney, Development Services Department, 425-452-2970, ttanus@bellevuewa.gov

NOTICE OF FINAL REVIEW PUBLIC HEARING STAFF RECOMMENDATION AND SEPA THRESHOLD DETERMINATION 2020 Annual Amendments to the Bellevue Comprehensive Plan

Approvals required: Planning Commission makes Final Review recommendations on the Comprehensive Plan amendment work program items after public hearings. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470.

Public Hearing before the Planning Commission:

6:30 p.m., Wednesday, October 28, 2020. The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written or oral communication at the public hearing will be provided on the published agenda and can be found at: <https://bellevuewa.gov/city-government/departments/community-development/planning-commission>. Any person may participate in the public hearing by submitting written comments to the Community Development Director prior to the date of the public 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 for 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 M. Bedwell

SEPA Planner email: hbedwell@bellevuewa.gov

Concurrency Determination: N/A

A description of the individual amendments under consideration follows.

[100 Bellevue Way SE](#)

[SEPA Determination](#)

Location: 100 Bellevue Way SE

Subarea: Downtown/Southwest Bellevue

Neighborhood: Downtown/Southwest Bellevue

File Number: 20-102643-AC

Description: Map change on 0.87 acres in the Downtown and Southwest Bellevue Subareas from a split Downtown Mixed Use DNTN-MU and Office (O) to a single DNTN-MU.

Staff Recommendation: Approval

Date of Initiation: January 28, 2020

Completeness Date: February 13, 2020

Applicant Contact: Jon O'Hare 425-301-9541

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Safeguard Self Storage](#)

[SEPA Determination](#)

Location: 1015 164th Avenue NE

Subarea: Crossroads

Neighborhood: Crossroads

File Number: 20-102660-AC

Description:

Map change on five parcels totaling 6.4 acres in the Crossroads Subarea from Office (O) to Community Business (CB).

Staff Recommendation: Approval

Date of Application: January 29, 2020

Completeness Date: February 13, 2020

Applicant Contact: Larry Martin 425-646-6153

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[NE 8th Street Partners](#)

[SEPA Determination](#)

Location: 13635 and 13655 NE 8th Street

Subarea: Wilburton/NE 8th

Neighborhood: Wilburton/NE 8th

File Number: 20-102741 AC

Description: Map change on a nearly one-acre site in the Wilburton/NE 8th Street Subarea from Office (O) to Multifamily-High (MF-H).

Staff Recommendation: Approval

Date of Application: January 30, 2020

Completeness Date: February 13, 2020

Applicant Contact: Harold Moniz 206-245-2016

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Glendale Country Club NE](#)

[SEPA Determination](#)

Location: 13440 Main Street

Subarea: Wilburton/NE 8th

Neighborhood: Wilburton/NE 8th

File Numbers: 20-102772 AC

Description: Map change on a 3.3-acre portion of the (currently undivided) Glendale Country Club property in the Wilburton/NE 8th Street Subarea from Single Family-Low (SF-L) to Multifamily-Medium (MF-M). The area is shaped like a triangle and fronts on NE 8th St.

Staff Recommendation: Denial

Date of Application: January 30, 2020

Completeness Date: February 13, 2020

Applicant Contact: Brenda Barnes 206-259-2601

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371

[Affordable Housing Strategy Action C-1](#)

[SEPA Determination](#)

Location: Citywide

File Number: 20-112885 AC

Neighborhood: Citywide

Description: Add policy to the Housing Element supporting by-right density incentives whose application to qualifying faith-owned, nonprofit housing corporation, or publicly surplus properties would be regulated in the Land Use Code.

Date of Application: August 12, 2020

Completeness Date: August 17, 2020 SEPA

Planner: Janet Lewine AICP 425-452-4884

Planner Email: jlewine@bellevuewa.gov