



Weekly Permit Bulletin

December 31, 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

[Eastview Corporate Plaza](#)

Location: 14725 SE 36th St & 14710 SE 36th St

Subarea: Eastgate

File Number: 20-120919-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 40-stall surface parking lot within a steep slope and steep slope structure setback. The proposal includes frontage improvements along SE 36th St. and a mitigation planting plan containing 2,645 square feet of native vegetation. The proposal is supported by a critical areas report and geotechnical report.

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: January 14, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 10, 2020

Completeness Date: December 3, 2020

Applicant Contact: Darren Murata, DOWL, 206-735-1662, dmurata@dowl.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

[Fox Deck Remodel](#)

Location: 3400 W Lake Sammamish Pkwy SE

Subarea: Newcastle

File Number: 20-121814-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 715 square-foot deck within a Type-F stream buffer and stream structure setback. The proposal is supported by a critical areas report and mitigation plan for approximately 500 square feet of native planting.

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

SEPA: Exempt

Minimum Comment Period Ends: January 14, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 12, 2020

Completeness Date: December 4, 2020

Applicant Contact: Pauline Fox, 425-466-8275, paulinefox@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

[Gateway One Hazardous Trees](#)

Location: 11400 SE 8th St

Subarea: Southwest Bellevue

File Number: 20-122034-GB

Description: Land Use review of a proposal to conduct hazard tree abatement operations on 13 trees within on-site wetlands and wetland buffers. The proposal is supported by assessment documentation provided by a qualified arborist.

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: January 14, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 18, 2020
Completeness Date: December 10, 2020
Applicant Contact: Britt Edlund, Regency Bellevue Holdings LLC , 425-289-4901, bedlund@talon-m.com
Planner: David Wong, 425-452-4282
Planner Email: dwong@Bellevuewa.gov

NOTICE OF APPLICATION

[Lee Pier Repair and Boatlift Replacement](#)

Location: 254 W Lake Sammamish Pkwy NE
Subarea: Northeast Bellevue
File Number: 20-122371-WG
Description: Shoreline Substantial Development Permit review to relocate one (1) existing boatlift and to replace one (1) pier-mounted personal watercraft lift with a ground-based watercraft lift. The proposal also includes repair of piles, caps, and stringers, and grated panel decking installation on an existing pier.
Approvals Required: Shoreline Substantial Development 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: February 1, 2021, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 25, 2020
Completeness Date: December 21, 2020
Applicant Contact: Gregory Ashley, Ashley Shoreline Design & Permitting, 425-957-9381, greg@shoreline-permitting.com
Planner: David Wong, 425-452-4282
Planner Email: dwong@Bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

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

Location 415 102nd Ave SE
Subarea: Southwest Bellevue
File Number: 19-131750-LO; 20-119809-LS
Description: Critical Areas Land Use Permit and Variance approval to construct two (2) single-family detached residences on a 1.19 acre

site. 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 would impact 3,588 SF of wetland buffer and 1,077 SF of stream buffer area. Due to the extent of critical areas and 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. A Variance is approved to allow for an increase to the maximum 35% lot coverage by structures zoning standard. The Variance approval will allow for a total lot coverage by structures of 3,000 SF, an increase of 1,171 SF over the maximum lot coverage calculation. The proposed 3,000 SF of residential structures would be located within the 5,177 SF development area allowed under the reasonable use exception.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance

Appeal Period Ends: January 14, 2021

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

Date of Application: December 23, 2019 for 19-131750-LO; October 20, 2020 for 20-119809-LS

Notice of Application Date: January 30, 2020 for 19-131750-LO; October 29, 2020 for 20-119809-LS

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

[Bryant Landscape Walls](#)

Location: 701 Shoreland Dr. SE

Subarea: Southwest Bellevue

File Number: 20-105263-LO

Description: Critical Area Land Use Permit approval to address unpermitted construction of walls and changes made to a new single-family residence under prior Land Use approval 17-126194-LO. Walls were constructed up-slope of

the house and created separation between the house and the toe-of-slope rather than the house foundation retaining the steep slope as approved. In addition, rockery walls were constructed between the house and Lake Washington on a steep slope critical area that was to be retained and planted with mitigation planting. Additional changes to hardscape and patios around the detached cabana structure and walkways in between. This request is to address the unpermitted construction, tree removal, and ensure mitigation of impacts to remove code enforcement case 19-131102-EA.

SEPA: Exempt

Appeal Period Ends: January 14, 2021, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: March 25, 2020

Completeness Date: April 22, 2020

Notice of Application Date: April 30, 2020

Applicant Contact: Jim Dearth, Ripple Design Studio, 206-913-2333,
projects@rippledesignstudio.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Captain Residence](#)

Location: 1258 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 20-110765-LO

Description: Critical Areas Land Use Permit approval to construct a 2,398 square-foot single-family residence, deck, patio, and driveway within a steep slope, steep slope buffer, and steep slope structure setback. The proposal is supported by a critical areas report, geotechnical report, and mitigation plan.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: January 14, 2021, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: June 25, 2020

Completeness Date: July 16, 2020

Notice of Application Date: July 30, 2020

Applicant Contact: Dan Buchser, MacPherson Construction & Design, LLC, 425-391-3333,
dan@macphersonconstruction.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov