



Weekly Permit Bulletin

February 11, 2021

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 AND PUBLIC MEETING

100 Bellevue

Location: 100 Bellevue Way SE

Subareas: Downtown/Southwest Bellevue

File Number: 21-100101-LQ

Description: Application for Land Use approval for a site-specific rezone of the 38,041 SF (.87 acre) parcel at 100 Bellevue Way. The site currently is split-zoned between Downtown Multi-Use (DT-MU) zone on the north portion of the site (approximately 24,327 SF) and Office (O) zone on the south portion of the site (approximately 13,714 SF). The proposal would rezone the Office portion of the site into the DT-MU zone, resulting in a single DT-MU zone over the entire site. An amendment to the City's Comprehensive Plan to amend the Downtown and Southwest Bellevue Subarea Plan maps from split Office (O) and Dwontown Mixed Use (DNTN-MU) to a single DNTN-MU on the site was approved under Ordinance 6558 in December of 2020.

Approvals Required: City Council approval following Hearing Examiner Recommendation, and ancillary permits and approvals.

SEPA: The current proposal is within the same scope as the previously approved Comprehensive Plan Amendment and is therefore relying upon the SEPA threshold DNS previously issued under that permit (October 8, 2020 File 20-102643 AC).

Public Meeting: Wednesday, March 3, 2021, 6 PM via Zoom

Join Zoom Meeting

<https://cityofbellevue.zoom.us/j/99122751417>

Meeting ID: 991 2275 1417

Passcode: 035807

One tap mobile

+12532158782,,99122751417#,,,,*035807# US (Tacoma)

+16699009128,,99122751417#,,,,*035807# US (San Jose)

Meeting ID: 991 2275 1417

Passcode: 035807

Find your local number:

<https://cityofbellevue.zoom.us/j/abZcRyb9KO>

Minimum Comment Period Ends: February 25, 2021. Refer to page one for information on how to comment on a project.

Date of Application: January 5, 2021

Completeness Date: February 2, 2021

Applicant: Jon OHare, PCNW, 425-301-9541, jon@permitcnw.com

Planner: Mark Brennan 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

115 Demolition

Location: 115 100th Ave NE

Subarea: North Bellevue

File Number: 20-120879-BE

Description: SEPA Threshold Determination to demolish the existing building and carport (known as the Chimneys Condominium). The buildings will be demolished down to the concrete slab on grade and the carport will be demolished down to the asphalt paving. Both the existing concrete slab and asphalt paver will remain. The proposal is for demolition only. No grading or construction has been proposed at this

time. Pursuant to the State Environmental Policy Act (SEPA), review is required for the demolition of a structure, the construction of which would exceed the categorical exemptions listed in WAC 197-11-800. The structure to be demolished exceeds the categorical exemptions; therefore, SEPA review is required.

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: February 25, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 10, 2020

Completeness Date: January 15, 2021

Notice of Application Date: February 11, 2021

Applicant Contact: Gary Mo, 425.289.8039, mokgary@gmail.com

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Safeguard Self Storage Rezone](#)

Location: 1015 164th Ave NE

Subarea: Crossroads

File Number: 20-102751-LQ

Description: Application for Land Use review of a site specific rezone for the Safeguard Self Storage site that comprises five parcels totaling 6.4 acres and is currently zoned Office to be rezoned to Community Business. An amendment to the City's Comprehensive Plan to change the underlying land use from office to community business was completed under Ordinance 6561 in December of 2020.

Approvals Required: City Council approval following recommendation from the Hearing Examiner and ancillary permits and approvals

SEPA: The current proposal is within same scope as the previously approved Comprehensive Plan Amendment and is therefore relying upon the SEPA threshold DNS previously issued under that permit (October 8, 2020 File 20-102660-AC).

Minimum Comment Period Ends: February 25, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: 6pm, Thursday February 18, 2021. Public Meeting is held virtually via Zoom at the following link.

<https://cityofbellevue.zoom.us/j/91647404584>.

Meeting password 496920.

Date of Application: January 30, 2020

Completeness Date: February 27, 2020

Applicant: Tia Fergusson, Lake Hills Business Association

Applicant Contact: Larry Martin, Davis Wright Tremaine LLP, 425-646-6153,

larrymartin@dwt.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Phantom Lake Forest Restoration](#)

Location: 15604 SE 16th St.

Subarea: Southeast Bellevue

File Number: 20-123105-LO

Description: Critical Areas Land Use Permit approval of a City of Bellevue Parks and Community Services Department proposal to conduct vegetation management within a 2-acre forested area of the Phantom Lake Park property that is part of the Lake Hills Greenbelt. Project includes removal of invasive vegetation and replanting with native vegetation to restore this area of the property that is located within a 110-foot wetland buffer.

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: February 25, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: December 11, 2020

Completeness Date: January 8, 2021

Notice of Application Date: January 14, 2021

Applicant: Rick Bailey, City of Bellevue Parks

Applicant Contact: Kenny Booth, The Watershed Co., 425-822-5242, kbooth@watershedco.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[16900 SE 38th PL and Collins Variance](#)

Location 16900 SE 38th Pl

Subarea: Southwest Bellevue

File Number: 19-103984-LO; 19-126634-LS

Description: Approval of a Critical Areas Land Use Permit and Variance to construct a new single-family residence within a steep slope critical area. The proposal requires a reasonable use exception, limiting the development area to 2,158 SF on the 7,100 SF parcel. A Variance from the zoning standard for lot coverage by structures is approved to allow for a 1,238 SF residential structure footprint within the approved development area.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: February 25, 2021

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

Date of Application: January 29, 2019 for 19-103984-LO; October 17, 2019 for 19-126634-LS

Notice of Application Date: March 7, 2019 for 19-103984-LO; November 14, 2019 for 19-126634-LS

Applicant: Chad Allen, Encompass Engineering, 425-392-0250, callen@encompasses.net

Applicant Contact: Chad Allen, Encompass Engineering, 425-392-0250, callen@encompasses.net

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov