



# Weekly Permit Bulletin

March 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](http://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 450 110<sup>th</sup> 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

[EPC Holdings Critical Areas](#)

**Location:** 5643 Pleasure Point Ln

**Subarea:** Factoria

**File Number:** 18-127150-LO

**Description:** Application for Critical Areas Land Use Permit approval to modify a steep slope critical area, steep slope buffer, and steep slope structure setback to locate a new, 1,540 square-foot single-family residence, bridge, access ramp, and deck. 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:** Exempt

**Minimum Comment Period Ends:** April 4, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 10, 2018

**Completeness Date:** March 8, 2019

**Applicant Contact:** J. Mike Brown, 206-240-0133, [alkibrown@aol.com](mailto:alkibrown@aol.com)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@Bellevuewa.gov](mailto:dwong@Bellevuewa.gov)

#### RE-NOTICE OF APPLICATION AND PUBLIC MEETING

[Eastgate Plaza](#)

**Location:** 15100 SE 38<sup>th</sup> St

**Subarea:** Southeast Bellevue

**File Number:** 18-129907-LD

**Description:** Application for Design Review approval to construct a retail building with 2 tenant spaces and 3,007 square feet of floor area in an existing shopping center. Project is being re-noticed for a new public meeting that was cancelled due to inclement weather.

**Approvals Required:** 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:** April 4, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** March 28, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-120

**Date of Application:** November 19, 2018

**Completeness Date:** December 12, 2018

**Applicant Contact:** Adam DiPaola, Hewitt Architects, 206 834-3839,

[adipaola@hewittseattle.com](mailto:adipaola@hewittseattle.com)

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### NOTICE OF APPLICATION AND PUBLIC MEETING

[Spring District – Retail & Bike Pavilion](#)

**Location:** 12040 NE Spring Boulevard

**Subarea:** Bel-Red

**File Number:** 19-105409-LD

**Description:** Application for Design Review approval to construct a 15,700 gross square foot, 2-story retail structure that includes a basement level to support bicycle parking/storage for 350-400 bicycles along with support uses. Proposed structure will also provide Sound Transit employee support uses including an employee comfort station, restroom, secure bicycle storage and trash/recycling areas. Due to the small size of the project, off-street parking will be accommodated in the REI West Parcel 7 below grade parking garage, directly south of the site. The project site is located within Phase 3 (Parcel 3A) of the Spring District Master Development Plan and is 0.29 acres (12,084 square feet).

**Approvals Required:** 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:** April 4, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** March 27, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** 1E-112

**Date of Application:** February 8, 2019

**Completeness Date:** March 8, 2019

**Applicant Contact:** Carolyn Wennblom, Wright Runstad, 206-805-5830,

[cwennblom@wrightrunstad.com](mailto:cwennblom@wrightrunstad.com)

**Planner:** Laurie Tyler, 425-452-2728

**Planner Email:** [tyler@bellevuewa.gov](mailto:tyler@bellevuewa.gov)

## NOTICE OF APPLICATION

### Wendle

**Location:** 3212 99<sup>th</sup> Avenue NE

**Subarea:** North Bellevue

**File Number:** 19-105723-LO

**Description:** Application for Critical Areas Land Use Permit approval to modify a steep slope critical area buffer for additions to single-family residence.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 4, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 19, 2019

**Completeness Date:** March 19, 2019

**Applicant Contact:** Kevin Reeves, Kevin Reeves Architect PLLC, 206-909-4375,

[kevin@reevesarchitect.com](mailto:kevin@reevesarchitect.com)

**Planner:** Mark Brennan, 425-452-2973

**Planner Email:** [mcbrennan@bellevuewa.gov](mailto:mcbrennan@bellevuewa.gov)

## RE-NOTICE OF APPLICATION

### Woelke Short Plat

**Location:** 407 140<sup>th</sup> Ave NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 18-116650-LN

**Description:** Application for Preliminary Short Plat approval for a proposed 2 lot short plat in the R-2.5 zone. Project is being re-noticed to correct zoning.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** April 4, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 14, 2018

**Completeness Date:** July 11, 2018

**Applicant:** MN Custom Homes LLC

**Applicant Contact:** Joe Naeseth, MN Custom Homes LLC, 425-443-9141,

[permits@mncustom.com](mailto:permits@mncustom.com)

**Planner:** Veronica Guenther, 425-452-2044

**Planner Email:** [vguenther@bellevuewa.gov](mailto:vguenther@bellevuewa.gov)

## RE-NOTICE OF APPLICATION

### [Goloborodko Residence Critical Areas Land Use Permit](#)

**Location:** 728 177<sup>th</sup> Lane NE and 712 175<sup>th</sup> Place NE

**Subarea:** Northeast Bellevue

**File Number:** 18-129675-LO

**Description:** Application for Critical Areas Land Use Permit approval with Critical Areas Report to remove non permitted retaining walls within steep slope and stream buffers. The project includes the removal of invasive species and replanting with native vegetation. Project is being re-noticed to include the City of Bellevue Parks Department open space located at 712 175<sup>th</sup> Place NE.

**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:** April 4, 2019, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 8, 2018

**Completeness Date:** December 26, 2018

**Applicant Contact:** Valeriy Goloborodko, 805-708-9665, [vgemail@gmail.com](mailto:vgemail@gmail.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

## Notice of Decision

### NOTICE OF DECISION

#### [Spark 9 Preliminary Short Plat](#)

**Location:** 16407 SE 44<sup>th</sup> Place

**Neighborhood:** Newcastle

**File Number:** 18-117675-LN

**Description:** Preliminary Short Plat approval to subdivide an existing 23,505 square foot lot

(approx. 0.54 acre) into two single-family lots, located in the R-3.5 land use district.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** April 4, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 5, 2018

**Completeness Date:** July 26, 2018

**Notice of Application Date:** August 2, 2018

**Applicant:** Steve Baik, Spark 9, LLC

**Applicant Contact:** Kevin Cleary, Goldsmith  
[kcleary@goldsmithengineering.com](mailto:kcleary@goldsmithengineering.com), 425-462-1080 ext, 257

**Planner:** Nick Whipple, 425-452-4578

**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

## NOTICE OF DECISION

[City of Bellevue Transportation Department](#)

[Rockery Replacement – 150<sup>th</sup> Avenue SE](#)

**Location** 150<sup>th</sup> Ave SE at SE Newport Way to 4005 151<sup>st</sup> Ave SE

**Subarea:** Newcastle

**File Number:** 19-102850-LO

**Description:** Critical Areas Land Use Permit approval for a City of Bellevue Transportation Department proposal to replace an existing rockery wall along the east side of 150<sup>th</sup> Ave SE with an engineered gravity block wall. The new wall would extend approximately 1,000 linear feet north from the intersection of 150<sup>th</sup> Ave SE and SE Newport Way to 4005 151<sup>st</sup> Ave SE. The existing adjacent curb and asphalt walkway will be replaced with a new concrete curb, gutter and sidewalk. The proposal would 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:** April 4, 2019

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

**Date of Application:** January 7, 2019

**Notice of Application Date:** January 24, 2019

**Applicant Contact:** Daniel Lam, City of Bellevue Transportation Department, 425-452-2063,  
[dlam@bellevuewa.gov](mailto:dlam@bellevuewa.gov)

**Planner:** Peter Rosen, 425-452-5210

**Planner Email:** [prosen@bellevuewa.gov](mailto:prosen@bellevuewa.gov)

## NOTICE OF DECISION

[Buttar Conservation Short Plat](#)

**Location:** 16811 SE 63<sup>rd</sup> Court

**Subarea:** Newcastle

**File Number:** 17-125796-LN

**Description:** Land Use approval to subdivide a single 88,863 square foot (2.04 acres) lot into two lots averaging 34,984 square feet (.8 acre). A 18,896 square foot (.43 acres) Native Growth Protection Area will be created as a part of this process.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 4, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 10, 2017

**Completeness Date:** November 9, 2017

**Notice of Application Date:** March 21, 2019

**Applicant:** Baljinder & Rashpal Buttar

**Applicant Contact:** Greg Diener, Pacific Engineering Design LLC, 206-431-7970,  
[greg@paceng.com](mailto:greg@paceng.com)

**Planner:** Carol Orr, 425-452-2896

**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

## NOTICE OF DECISION

[Newport Shores - Zhang](#)

**Location:** 52 Skagit Ky

**Subarea:** Factoria

**File Number:** 18-103224-LO

**Description:** Critical Areas Land Use Permit approval to reduce a 50-foot Type-F stream buffer, associated with Coal Creek, to 25 feet in order to construct a new, 3,700 square-foot single-family residence. The proposal is supported by a Geotechnical Report, Critical Areas Report, and a buffer enhancement plan equaling 4,712 square feet of native enhancement planting.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** April 4, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 16, 2018

**Completeness Date:** February 14, 2018

**Notice of Application Date:** March 8, 2018

**Applicant Contact:** Neil Jorgensen, J3 Architects LLC, 206-412-9296, [neil@j3-llc.com](mailto:neil@j3-llc.com)

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

**NOTICE OF THRESHOLD  
DETERMINATION**

[Tseng Native Vegetation Planting](#)

**Location:** 14327 NE 16<sup>th</sup> Pl and 1408 143<sup>rd</sup> Pl NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 18-129569-GJ

**Description:** Removal of invasive vegetation and replanting of native vegetation within a Type- F Stream buffer (Kelsey Creek) and associated flood plain.

**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:** April 4, 2019, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 7, 2018

**Completeness Date:** January 4, 2019

**Notice of Application Date:** January 17, 2019

**Applicant:** Paul Tseng

**Applicant Contact:** Michael Lee, 206-749-9508, [colvos@gmail.com](mailto:colvos@gmail.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)