



Weekly Permit Bulletin

March 28, 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 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 110th 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 AND PUBLIC MEETING

[Sambica Activity Center Rezone](#)

Location: 4114 W Lake Sammamish Pkwy SE

Subarea: Newcastle

File Number: 19-106704-LQ

Description: Application for Land Use approval for a site-specific rezone of the 7.62 acre Sambica Activity Center. The site is currently zoned Neighborhood Business District (NB), Multi-family Residential (R-20), and Single-Family Residential (R-5). The proposal would rezone the entire site to the Camp and Conference Center (CCC) zoning designation. The Comprehensive Plan designation for the site is Camp and Conference Center (CCC), approved February 20, 2009 by Ordinance No. 5859, and the proposed rezone is consistent with this Comprehensive Plan designation.

Approvals Required: City Council approval following Hearing Examiner Recommendation, 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 final SEPA threshold DNS issued on October 30, 2008.

Public Meeting: April 8, 2019, 6 PM
Sambica Activity Center, Dining Hall, 4114 W Lake Sammamish Pkwy SE

Minimum Comment Period Ends: April 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 25, 2019

Completeness Date: March 5, 2019

Applicant: Ryan Gilbert, Sambica, 425-746-9110

Review Contact: Dexter Chin, TGB Architects, 425-778-1530, dchin@tgbarchitects.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Sambica Activity Center](#)

Location: 4114 W Lake Sammamish Pkwy SE

Subarea: Newcastle

File Number: 19-106708-LD and 19-106707-LP

Description: Application for Design Review and Master Development Plan approval for improvements at the Sambica Activity Center. Phase I includes constructing a new Activities Building (6,000 SF) to replace the existing Tabernacle Building (5,000 SF), constructing new staff housing (1,200 SF main level, 1,200 SF basement), and adding cabins and restrooms (2,800 SF) to the north side of the existing Forum Building. Phase 1 is expected to be completed in the next 5 years. Phase 2 includes demolition of the existing Country Kitchen Building (850 SF) and constructing a new Country Kitchen with staff lodging (3,600 SF), and constructing a 1,500 SF garage/workshop.

Approvals Required: Design Review approval, Master Development Plan 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 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 25, 2019

Completeness Date: March 5, 2019

Applicant: Ryan Gilbert, Sambica

Applicant Contact: Dexter Chin, TGB Architects, 425-778-1530,

dchin@tgbarchitects.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Wolter Short Plat

Location: 1023 143rd Avenue SE

Subarea: Southeast Bellevue

File Number: 19-106735-LN

Description: Application for Preliminary Short Plat approval for an existing parcel into two new parcels in the R-5 zoning district.

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

SEPA: Exempt

Minimum Comment Period Ends: April 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 25, 2019

Completeness Date: March 25, 2019

Applicant: Tejvir Basra

Applicant Contact: Adam E. Paul, PE, AP
Consulting Engineers, 253-737-4173,

APCE@apconsultingengineers.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

[Farinas Boat Lift](#)

Location: 5629 Pleasure Pt. Ln. SE

Subarea: Factoria

File Number: 19-106905-WG

Description: Application for Shoreline Substantial Development Permit approval to install a new freestanding boat lift with a translucent canopy cover associated with an existing dock.

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: April 29, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 27, 2019

Completeness Date: March 20, 2019

Applicant: Vincente Farinas, Property Owner

Applicant Contact: Gregory Ashley, Ashley Shoreline Design and Permitting, 425-957-9381,

greg@shoreline-permitting.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

[Pang Preliminary Short Plat](#)

Location: 5656 and 5662 Lk Washington Blvd SE

Neighborhood: Newport Hills

File Number: 18-129381-LN, 19-107121-LO

Description: Application for Preliminary Short Plat approval and Critical Areas Land Use Permit approval to subdivide 3 existing parcels (2.4-acres total) zoned R-5 into eight (8) single-family residential lots ranging in size from 5,105 SF to 7,370 SF. The proposal includes a stormwater detention tract (Tract A, 7,169 SF). A

Conservation Short Plat is required because the site includes a Type 'PF' potential fish-bearing stream (Lakehurst Creek) on the east portion of the site and steep slope critical areas. A Critical Areas Land Use permit approval is required because the proposal would impact a steep slope critical area along the site frontage on Lake Washington Blvd SE.

Approvals Required: Preliminary Short Plat approval, 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: April 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 2, 2018

Completeness Date: March 11, 2019

Applicant: Jianbo Peng

Applicant Contact: Greg Diener, Pacific Engineering Design LLC, greg@paceng.com, 206-431-7970

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Telecommunications Code Amendments](#)

Location: City-Wide

Subarea: City-Wide

File Number: 19-109266-LM

Description: Review under the State Environmental Policy Act (SEPA) of amendments to Bellevue City Code Chapters 6.02 and 6.08 that regulate telecommunication facilities in the City's Right-of-Way. These amendments provide proscriptive requirements for small wireless facilities in the right-of-way. These amendments are proposed in order to align the City's codes regarding small wireless facilities in the right-of-

way with federal regulations adopted under Federal Communications Commission (FCC) order 18-133 that preempt local regulation of small wireless facilities.

Approvals Required: Land Use approval

SEPA: Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: April 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 26, 2019

Completeness Date: March 26, 2019

Applicant Contact: Rick Logwood, COB Transportation Department, 425-452-6858, rlogwood@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[100 & Main Residential](#)

Location: 8 100th Ave NE

Subarea: Downtown Bellevue

File Number: 19-106977-LD

Description: Application for Design Review approval to construct a 6 Story residential project with approximately 35,000 GSF. The project will include 10 residential units and 30 parking spaces below grade. The site is approximately 10,000 SF (.22 acres). An active commercial use is proposed on the ground level.

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 11, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: April 11, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-120

Date of Application: February 28, 2019

Completeness Date: March 21, 2019

Applicant: Roger McCracken

Applicant Contact: Roger McCracken, 100 & Main LLC, 206-965-0110,

rm@mccrackenproperties.net

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Cittadini Residence](#)

Location: 3723 127th Ave NE

Subarea: Bridle Trails

File Number: 19-103409-GJ

Description: Land Use approval to abate ten (10) hazardous western hemlock (*Tsuga heterophylla*) trees. The proposal is supported by an arborist report, arborist report addendum, and a replanting plan.

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 11, 2019, 5 PM.

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

Date of Application: January 17, 2019

Completeness Date: January 18, 2019

Notice of Application Date: February 7, 2019

Applicant Contact: Roberto J. Cittadini, 425-885-1703, Roberto.j.cittadini@comcast.net

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov