



Weekly Permit Bulletin

May 2, 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

RE-NOTICE OF APPLICATION AND PUBLIC MEETING

[Eastgate Plaza](#)

Location: 15100 SE 38th St

Subarea: Southeast Bellevue

File Number: 18-129907-LD

Description: Application for Design Review approval to construct a retail building with two tenant spaces and 3,500 square feet of floor area in an existing shopping center. Proposal includes removal of existing fuel tanks and modifications to the existing coffee kiosk. Project is being re-noticed to expand the scope of the review to include SEPA and all proposed site modifications.

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: May 16, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 16, 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

Planner: Leah Chulsky, 425-452-6834

Planner Email: ichulsky@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Bellevue Plaza Phase 2](#)

Location: 117 106th Avenue NE

Subarea: Downtown Bellevue

File Number: 19-107499-LD

Description: Application for Design Review approval to construct two office buildings with ground floor active use and six levels of underground parking. The 15 and 17-story office towers will include a total of approximately 690,000 gross square feet of office, approximately 15,000 square feet of ground floor active use and approximately 1,500 parking stalls. There will be a public plaza and other associated site improvements. The proposal is the second phase of a 2-phase Master Development Plan (18-128613-LP).

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: May 16, 2019, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: May 7, 2019, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-112

Date of Application: March 12, 2019

Completeness Date: April 24, 2019

Applicant: Bellevue Investors I, LLC

Applicant Contact: John O'Hare, Permit Center NW, 425-301-9541, jon@permitcnw.com

Planner: Faheem Darab, 425-452-2731

Planner Email: fdarab@bellevuewa.gov

NOTICE OF APPLICATION

Memic Short Plat

Location: 4020 146th Avenue SE

Subarea: Newcastle

File Number: 19-109851-LN

Description: Application for Preliminary Short Plat approval to subdivide an existing lot into two lots. Existing house to remain.

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

Minimum Comment Period Ends: May 16, 2019, 5 PM. Refer to page one for information on how to comment on a project

SEPA: Exempt
Date of Application: April 5, 2019
Completeness Date: April 25, 2019
Applicant: Enisa Memic
Applicant Contact: Kevin Cleary, Goldsmith Engineering, 425 462-1080,
kcleary@goldsmithengineering.com
Planner: Mark Brennan, 425-452-2973
Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Big 1](#)

Location: 13000 NE Bel-Red Road
Subarea: Bel-Red
File Number: 19-108012-LD
Description: Application for Design Review approval to construct a 7-story mixed use building with approximately 172 residential units and ground floor retail. Project includes 3 levels of above-grade parking and 1 level of below-grade parking.
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: May 16, 2019, 5 PM. Refer to page one for information on how to comment on a project.
Public Meeting: May 9, 2019, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,
Conference Room: 1E-118
Date of Application: March 21, 2019
Completeness Date: April 19, 2019
Applicant: Big 1, LLC
Applicant Contact: Blair Stone, Encore Architects 206-290-1758,
blairs@encorearchitects.com
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

Chen Residence

Location: 9676 Hilltop Road
Subarea: North Bellevue
File Number: 19-109537-LO
Description: Application for Critical Areas Land Use Permit approval to construct a 6,721 square foot single-family residence partially within a steep slope buffer. The proposal is supported by a Critical Areas Report.

Approvals Required: Critical Areas Land Use Permit and ancillary permits and approvals
SEPA: Exempt
Minimum Comment Period Ends: May 16, 2019. Refer to page one for information on how to comment on a project.
Date of Application: April 1, 2019
Completeness Date: April 12, 2019
Applicant: Ling Tony Chen
Applicant Contact: 425-247-9665,
lingtonychen@gmail.com
Planner: Veronica Guenther, 425-452-2044
Planner Email: vguenther@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[St. Mary-on-the-Lake Site Improvements](#)

Location 1663 Killarney Way
Subarea: Southwest Bellevue
File Number: 19-102997-WG
Description: Shoreline Substantial Development Permit approval for site improvements to St. Mary-on-the-Lake, a residential campus owned by the Congregation of the Sisters of St. Joseph of Peace, located adjacent to Lake Washington. The proposed site improvements include constructing a new lake access trail to connect the existing campus to the lakefront, a proposed lakefront shelter (10' x 20') located approximately 55 feet landward of the Lake Washington shoreline, and associated landscaping.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance is issued.
Appeal Period Ends: May 16, 2019, 5 PM for SEPA Determination; May 24, 2019, 5 PM for Shoreline Substantial Development Permit. Refer to page one for information on how to appeal a project.
Date of Application: January 9, 2019
Notice of Application Date: February 7, 2019
Applicant: Chuck McDowel
Applicant Contact: Lee Stanton, 206-725-4272,
leestantonassoc@gmail.com
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Farinas Boat Lift](#)

Location: 5629 Pleasure Pt. Ln. SE

Subarea: Factoria

File Number: 19-106905-WG

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

Decision: Approval

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: May 16, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 27, 2019

Completeness Date: March 20, 2019

Notice of Application Date: March 28, 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 DECISION

[Forest Hills Water Main Rehabilitation](#)

Location: 5399 142nd Ave SE

Subarea: Factoria

File Number: 19-109149-LO

Description: Critical Areas Land Use Permit approval to replace approximately 700 linear feet of existing 12-inch diameter water main that connects to the Forest Hills reservoir facility. Work will occur within a forested steep slope critical area and stream buffer with boring proposed under a stream in the Forest Park Open Space.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: May 16, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 25, 2019

Completeness Date: April 4, 2019

Notice of Application Date: April 11, 2019

Applicant Contact:

Abe Santos, City of Bellevue Utilities Dept., 425-452-6456, asantos@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

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

Location: 728 177th Lane NE and 712 175th Place NE

Subarea: Northeast Bellevue

File Number: 18-129675-LO

Description: Critical Areas Land Use Permit approval with Critical Areas Report to remove or modify non-permitted retaining walls and walkways within steep slope and stream buffers; and structure setbacks. The project includes the removal of invasive species and replanting with native vegetation.

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: May 16, 2019, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 8, 2018

Completeness Date: December 26, 2018

Notice of Application Date: March 21, 2019

Applicant Contact: Valeriy Goloborodko, 805-708-9665, sgemail75@gmail.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Public Hearings

NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING

2019 Annual Amendments to the Bellevue Comprehensive Plan

2019 List of Initiated Applications

Notice of Application: February 21, 2019

Approvals required: (1) Planning Commission recommendation after public hearing to consider Threshold Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. (2) The City shall consider the geographic scope of site-specific amendments through LUC 20.30I.130.A.1.a.ii. The proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

A list of the individual amendments under consideration follows.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, May 22, 2019, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. Any person may participate in the public hearing by submitting written comments to the Community Development Director prior to the public hearing or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

Non Site Specific:

Vision Zero for Gun Safety

Location: citywide

Subarea: citywide

Neighborhood: citywide

File Number: 19-103789-AC

Description: This privately-initiated non-site-specific application proposes a set of policy amendments to the Human Services Element. The proposed policies establish a public health framework that would: Strive to achieve a goal of zero deaths and serious injuries from gun violence in Bellevue by 2035; conduct a comprehensive review and assessment of risks to especially vulnerable residents and workers; work with our jurisdictional neighbors to develop and implement regional best practices on prediction, risk avoidance, counseling, and use of data-driven enforcement; and seek subsequent means to implement gun safety strategies supporting a safe city and promoting healthy living with sense of safety contributing to successful businesses and neighborhoods.

Staff Recommendation: Do not include the application in the CPA 2019 annual work program.

Geographic Scope: Not applicable.

Date of Application: January 24, 2019

Completeness Date: February 21, 2019

Applicant Contact: Vernon D. Schrag 425-443-7958

Planner Email: nmatz@bellevuewa.gov

Planner: Nicholas Matz AICP, 425-452-5371