



Weekly Permit Bulletin

September 27, 2018

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

[Bi Pier](#)

Location: 10319 SE 30th St

Subarea: Southwest Bellevue

File Number: 18-121017-WG

Description: Application for Shoreline Substantial Development Permit approval to reconfigure and expand an existing pier and install a new, ground-based boatlift. The proposed expansion of the pier will increase the over-water coverage by approximately 225 square feet.

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: October 29, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 14, 2018

Completeness Date: September 14, 2018

Applicant: Ran Bi

Applicant Contact: Ted Burns, Seaborn Pile Driving Company, 206-236-1700,

tedeburns@gmail.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

[Sato Pier and Bulkhead Repair](#)

Location: 86 Cascade Key

Subarea: Factoria

File Number: 18-123577-WG

Description: Application for a Shoreline Substantial Development Permit approval for waterfront improvements associated with a single-family residence on Lake Washington; consisting of repair of an existing pier by splicing all piles, re-deck the pier with grating, install a new 12' x 12' platform lift, repair 10 linear feet of failing rock bulkhead, and permitting an existing boat lift and canopy. Proposed mitigation includes removing pier skirting, raising the height of the pier above the ordinary high-water-mark (OHWM), installing spawning gravel and a native planting plan.

Approvals Required: Shoreline Substantial Development Permit approval 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: October 29, 2018. Refer to page one for information on how to comment on a project.

Date of Application: August 24, 2018

Completeness Date: September 6, 2018

Applicant: JJ Sato

Applicant Contact: Celine LaVigne, Waterfront Construction, Inc., 206-548-9800,

celine@waterfrontconstruction.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

[Royal Crest Homes](#)

Location: 15001 NE 8th St

Subarea: Crossroads

File Number: 18-123590-LO

Description: Application for Critical Areas Land Use Permit approval to construct a 2,164 square-foot single-family residence under the Reasonable Use provisions of the Critical Areas Ordinance. The proposal is supported by a critical areas report authored by Altmann Oliver Associates, LLC.

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

SEPA: Exempt

Minimum Comment Period Ends: October 11, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 24, 2018

Completeness Date: September 14, 2018

Applicant Contact: Richard DeJong, Royal Crest Homes, 425-319-9060,

richardroyalcrest@juno.com

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Leong Short Plat

Location: 16833 SE Newport Way

Subarea: Newcastle

File Number: 18-123987-LN

Description: Application for Preliminary Short Plat approval to subdivide an approximately 28,867 square-foot parcel into two single-family lots in the R-3.5 zone.

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

SEPA: Exempt

Minimum Comment Period Ends: October 11, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 31, 2018

Completeness Date: September 20, 2018

Applicant: Kar Ling Leong

Applicant Contact: Nicole Mecum, Encompass Engineering & Surveying, 425-392-0250,

nmecum@encompasses.net

Planner: Drew Folsom, 425-452-4441

Planner Email: dfoslom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Avenue Bellevue](#)

Location: 103000 NE 8th Street

Neighborhood: Downtown Bellevue

File Number: 18-124008-LD and 18-124000-LP

Description: Application for Design Review approval and Master Development Plan approval to demolish existing buildings to construct two high-rise structures and a podium with 330 condominium units, 251 hotel units and approximately 76,158 square feet of retail with four levels of underground parking on 2.65 acres.

Public Meeting: October 11, 2018, 6PM;

Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-108

Approvals Required: Design Review approval and Master Development Plan approvals 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: October 11, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 31, 2018

Completeness Date: September 17, 2018

Applicant: Fortress Holdings, LLC

Applicant Contact: AJH Development Services, Arne Hall, 425-269-9899

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Catala House](#)

Location: 17315 SE 42nd Ct

Subarea: Newcastle

File Number: 17-108721-LO

Description: Critical Areas Land Use Permit approval to construct a new single-family residence within a steep slope structure setback; reducing the structure setback from the toe-of-slope from 75 feet to 15 feet.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 11, 2018

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

Date of Application: March 21, 2017

Completeness Date: April 3, 2017

Notice of Application Date: April 27, 2017

Applicant: Alexander Pfeiffer

Applicant Contact: Alexander Pfeiffer, Batt and Lear, 206-301-1999,

alex.pfeiffer@battandlear.com

Planner: Peter Rosen, 425-452-5210

Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[KCHA Highland Village Phase 2](#)

Location: 14526 NE 7th Place

Subarea: Wilburton/NE 8th St.

File Number: 18-107756-LD

Description: Design Review approval for a 3-story, 36-unit affordable housing apartment building with office and outdoor play area.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: October 11, 2018, 5 PM.

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

Date of Application: February 27, 2018

Completeness Date: March 27, 2018

Notice of Application Date: March 29, 2018

Applicant Contact: Scott Rhodes, INNOVA Architects, 253-572-4903,
srhodes@innovaarchitects.com

Planner: Mark Brennan, 425-452-2973

Planner Email: MCBrennan@bellevuewa.gov

NOTICE OF DECISION

[708 Shoreland Dr SE Tree Removal](#)

Location: 708 Shoreland Dr SE

Subarea: Southwest Bellevue

File Number: 18-114268-GJ

Description: Land Use approval to remove seven (7) hazardous trees from steep slope and steep slope buffer area. The proposal includes hazardous tree evaluations and a mitigation planting plan.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued.

Appeal Period Ends: October 11, 2018, 5 PM.

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

Date of Application: May 22, 2018

Completeness Date: June 8, 2018

Notice of Application Date: June 21, 2018

Applicant: Marty Vowels, 425-864-5804,
mvowels@comcast.net

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[AutoNation Tum-A-Lum Parking Lot](#)

Location: 12150 NE Bel-Red Road

Subarea: Bel-Red

File Number: 18-107891-LA

Description: Administrative Conditional Use Permit approval to demolish two existing single-story metal buildings, previously part of the Tum-

A-Lum lumber company, and installation of new perimeter landscaping, site lighting and street frontage improvements to support an accessory parking use for vehicle inventory and employee parking for the AutoNation Mercedes-Benz and Porsche dealerships. The subject site is 1.37 acres and is zoned Bel-Red – Commercial/Residential (BR-CR), and has a Comprehensive Plan designation of Bel-Red – Commercial/Residential (BR-CR). An Administrative Conditional Use permit is required in order to permit accessory parking as a subordinate use for retail auto sales within the BR-CR land use district.

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: October 11, 2018, 5 PM.

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

Date of Application: March 2, 2018

Completeness Date: March 30, 2018

Notice of Application Date: April 12, 2018

Applicant: Lance Mueller

Applicant Contact: Lance Mueller, Lance Mueller & Associates, 206-325-2553,
lmuel@lmuel.com

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov