



Weekly Permit Bulletin

May 26, 2016

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.

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 (available from the Office of the City Clerk).
- 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:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. 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

Huang Shoreline

Location: 2028 W. Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 16-123615-LO

Description: Application for Critical Areas Land Use Permit approval to add fill and retaining walls within the shoreline structure setback buffer; remove and restore a block wall area within the shoreline buffer and floodplain; and add 25 cubic yards of beach gravel as proposed mitigation and enhancement.

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: June 9, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: January 28, 2016

Completeness Date: May 9, 2016

Applicant: Eddie Huang

Applicant Contact: Gregory Ashley, Ashley Shoreline Design and Permitting, 425-957-9381, greg@shoreline-permitting.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Temple B’Nai Torah and TC4

Location: 15727 NE 4th Street

Neighborhood: Crossroads

File Number: 16-132145-LZ

Description: Application for Temporary Encampment Permit approval for members of Tent City 4 (TC4) as an interim solution to eastside homelessness.

Approvals Required: Temporary Encampment 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: June 9, 2014, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 16, 2016, 6:00 p.m., Temple B’Nai Torah, 15727 NE 4th Street

Date of Application: May 16, 2016

Completeness Date: May 20, 2016

Notice of Application Date: May 26, 2016

Applicant: Temple B’Nai Torah

Applicant Contact: Howard Wasserteil, Temple B’nai Torah, 425-603-9677

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

3-way Bridge Repair

Location: 114th Avenue SE and SE 15th St

Subarea: Southwest Bellevue

File Number: 16-122368-WG

Description: Land Use approval to repair a bridge structure at a 3-way intersection of 114th Avenue SE and SE 15th Street that serves the Bellefield Office Park. The project includes installation of new pin piles and concrete grade beams to support the bridge and repaving. No expansion of the roadway is proposed and all disturbance is within and under the paved roadway. Work is within and near wetlands and buffers adjacent to Mercer Slough.

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: June 16, 2016, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: January 15, 2016

Completeness Date: February 12, 2016

Notice of Application Date: February 25, 2016

Applicant Contact: Chris Ackerman, JPC Architects, 425-641-9200 x303,
chrisa@jpcarchitects.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Weber Residence](#)

Location: 15 Crescent Key

Subarea: Factoria

File Number: 16-124087-LO

Description: Land Use approval of a Critical Areas Land Use Permit to demolish and construct a new single-family residence. The proposal includes work in the shoreline buffer to remove a patio and replace it with a pervious boardwalk along the canal. A drainage line is also proposed in the buffer. Improvements are also proposed within the structure setback from the buffer which effectively reduces the setback to 4.5 feet. These impacts are proposed under a critical areas report which requires the applicant demonstrate the shoreline environment on the property is degraded ecologically and can be improved as part of the project. Mitigation planting is proposed along the shoreline to meet the requirement for ecological improvement.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 9, 2016, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: February 8, 2016

Completeness Date: March 7, 2016

Notice of Application Date: April 7, 2016

Applicant Contact: Daniel Buchser, MacPherson Construction, 425-391-3333,
dan@macphersonconstruction.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

[Engelson Short Plat](#)

Location: 16206 NE 30th ST

Subarea: Crossroads

File Number: 15-119035-LN

Description: Preliminary Short Plat approval to subdivide a 29,001 parcel into 2 lots.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 9, 2016, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: July 24, 2015

Completeness Date: August 24, 2015

Notice of Application Date: September 17, 2015

Applicant: CR Home Builders Inc. LLC

Applicant Contact: Napoleon Esperanza, CR Home Builders Inc. LLC, 425-644-2323,
napoleon@murrayfranklin.com

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Public Hearing

NOTICE OF COURTESY HEARING:

East Bellevue Community Council

[Eastgate Land Use Code Amendments](#)

Location: Eastgate

Neighborhood: Eastgate

File Number: 12-132861-AD

Description: The **East Bellevue Community Council** will hold a courtesy hearing during its Regular Meeting on **Tuesday, June 7, 2016 at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider the rezoning of two parcels as a part of the City's Eastgate Land Use Code Amendment. The amendments are intended to support the continued success of the Eastgate as a major employment center, establish a mixed use Transit-Oriented Development center, and enhance Bellevue College's visual presence by promoting college-related retail near the main entrance at 148th Avenue SE. Two parcels within the EBCC jurisdiction are located at this entrance. They are located at 2649 Landerholm Cir. SE and 2659-148th Ave. SE and currently within the Professional Office and Neighborhood Business Districts respectively. With this Land Use Code Amendment, both parcels will be rezoned to the Community Business District which will allow for a broader array of services and retail uses than the current zoning. Written comments may

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be addressed to the East Bellevue Community Council in care of Charmaine Arredondo, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009.

Date of Application: December 27, 2012

Completeness Date: January 4, 2013

Applicant: City of Bellevue, Development Services Department

Applicant Contact: Trish Byers, Code Development Manager, City of Bellevue, 425-452-4241

Planner Email: pbyers@bellevuewa.gov

NOTICE OF PUBLIC HEARING

[Marijuana Interim Ordinance Regulating Retail Outlets](#)

Location: City-Wide

Subarea: City-Wide

File Number: N/A

Description: The **East Bellevue Community Council** will hold a public hearing during its Regular Meeting on **Tuesday, June 7, 2016 at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard to consider an interim zoning ordinance regulating marijuana retail uses for a six-month period, while the City studies if permanent changes to the code should be made. On May 4, the City Council adopted an interim zoning ordinance No. 6286 imposing limitations on the number of marijuana retailers that may locate within and be licensed by the City (one per subarea), and adds a 100-foot separation requirement between marijuana retailers and residential districts (R-1 through R-30). The Ordinance requires a public hearing before the City Council within 60-days of adoption to remain in effect for the full six-month period.

Approvals Required: Determination by EBCC

Applicant Contact: Catherine Drews, Assistant City Attorney, 425-452-6134, cdrews@bellevuewa.gov