



Weekly Permit Bulletin

December 28, 2017

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.

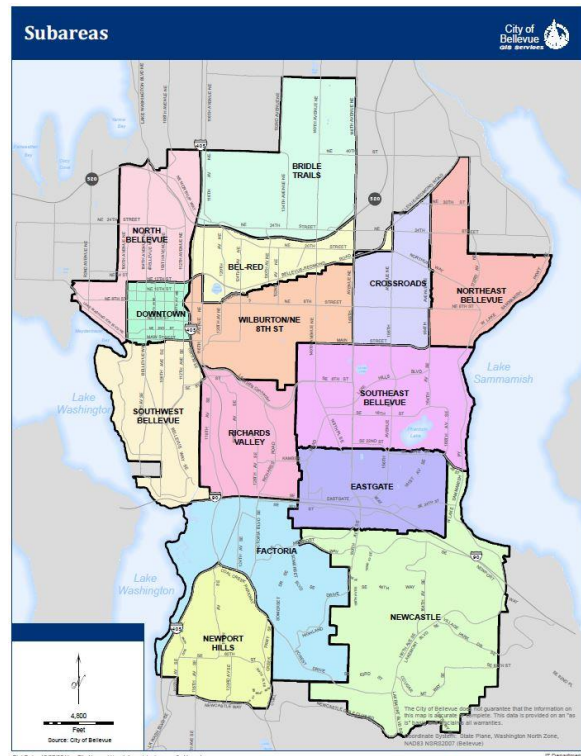
To receive the bulletin by email:

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

Tran Landscaping

Location: 5430 Highland Dr

Subarea: Factoria

File Number: 17-106270-LO

Description: Application for a Critical Areas Land Use Permit approval to construct an at-grade deck, patio, water feature and two retaining walls within a steep slope structure setback. The proposal is supported by a geotechnical report and is associated with an enforcement action (COB File 16-139809-EA).

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

SEPA: Exempt

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

Date of Application: February 17, 2017

Completeness Date: November 30, 2017

Applicant Contact: De M Tran, 206-708-4566

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION

Hodge Residence

Location: 17263 SE 43rd St

Subarea: Newcastle

File Number: 17-116414-LO

Description: Application for a Critical Areas Land Use Permit approval to construct a single-family residence on an undeveloped lot encumbered by steep slopes and buffers. The proposal is subject to the reasonable use exception provisions in the Critical Areas Overlay District LUC 20.25H Section X.

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

SEPA: Exempt

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

Date of Application: June 20, 2017

Completeness Date: November 29, 2017

Applicant Contact: Ken Hodge, 206-948-3549

Planner: Jeremy Hammar, 425-452-2739

Planner Email: jhammar@bellevuewa.gov

NOTICE OF APPLICATION

Eastside Children's Academy

Location: 1535 116th Avenue NE

Subarea: Bel-Red

File Number: 17-125870-LM

Description: Land Use review under the State Environmental Policy Act (SEPA) for a proposed change of use in an existing building from an office to a child day care center that will generate more than 30 trips during the PM peak hour.

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: January 11, 2018, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 11, 2017

Completeness Date: October 26, 2017

Applicant: Jenny Tan, Eastside Children's Academy

Applicant Contact: Nazim Nice, Motionspace Architecture, 206-204-0490, nazim@motion-space.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION
Lottinville Code Interpretation

Location: 9602 SE 7th Street
Subarea: Southwest Bellevue
File Number: 17-129929-DA
Description: Formal Land Use Code Interpretation (Part 20.30K LUC). Applicant seeks a formal code interpretation of the Land Use Code regarding the definition of building façade for purposes of maximum height for new single-family homes and additions in Single-Family Land Use Districts.
SEPA: Exempt
Minimum Comment Period Ends: January 11, 2018, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 28, 2017
Completeness Date: November 28, 2017
Applicant: Rane Lottinville
Applicant Contact: Joseph Eiffert, 425-821-9817, jeiffert@gmail.com
Planner: Trisna Tanus, 425-452-2970
Planner Email: ttanus@bellevuewa.gov

NOTICE OF APPLICATION

[Wilburton Area Sidewalk Project](#)
Location: 118th Avenue SE and SE Main Street
Subarea: Wilburton/NE 8th St.
File Number: 17-129964-LO
Description: Application for a Critical Areas Land Use Permit approval to construct a new sidewalk along the east side of 118th Ave SE from the intersection with SE Main St for approximately 650 feet south to meet an existing sidewalk. The proposal would impact 2,015 SF of the buffer of a Category III wetland. A mitigation plan to enhance an equal area of degraded wetland buffer is included in the proposal.
Approvals Required: Critical Areas Land Use Permit and ancillary permits and approvals.
SEPA: Exempt
Minimum Comment Period Ends: January 11, 2018. Refer to page one for information on how to comment on a project.
Date of Application: November 29, 2017
Completeness Date: December 11, 2017
Applicant Contact: Jun An, City of Bellevue Transportation Dept., 425-452-4230, jan@bellevuewa.gov
Planner: Peter Rosen, (425) 452-5210
Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION
Hong Residence Steep Slope Buffer Reduction

Location: 3804 170th Ave SE
Subarea: Newcastle
File Number: 17-128517-LO
Description: Application for a Critical Areas Land Use Permit approval to build a single family residence. The proposal includes a Critical Areas report requesting to reduce a steep slope top of slope buffer from 50' to 20'.
Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals
SEPA: Exempt
Minimum Comment Period Ends: January 11, 2018, 5 PM. Refer to page one for information on how to comment on a project.
Date of Application: November 15, 2017
Completeness Date: December 14, 2017
Applicant Contact: Linda Hong, 425-378-8129, linda.l.hong@gmail.com
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Lower Coal Creek Flood Hazard Reduction \(LCCHRP\)](#)
Location: Cascade Key culvert replacement adjacent to 9, 11, 14 and 16 Cascade Key; Newport Key culvert replacement adjacent to 45, 47 Orcas Key, 46 Newport Key and 60 Skagit Key
Subarea: Factoria
File Number: 17-120050-LO
Description: Critical Areas Land Use Permit approval to replace two existing culverts with new single-span bridge structures where Coal Creek crosses Cascade Key and Newport Key.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Determination of Non-Significance for the entire LCCHRP was previously issued under permit 16-145319-LO.
Appeal Period Ends: January 11, 2018, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: August 29, 2017

Completeness Date: September 12, 2017
Notice of Application Date: September 28, 2017
Applicant Contact: Debbie Harris, City of Bellevue Utilities Department, 425-452-4367, dharris@bellevuewa.gov
Planner: Peter Rosen, 425-452-5210
Planner Email: prosen@bellevuewa.gov

NOTICE OF DECISION

[Eventcorp Services Home Occupation](#)

Location: 11720 NE 30th Place

Subarea: Bridle Trails

File Number: 17-127834-LH

Description: Land Use approval for a Home Occupation permit to operate a consulting business specializing in point of experience audience research, analytics, and reporting. Hours of operation will be weekdays, 9am to 5pm.

Decision: Approval with Conditions.

Concurrency Determination: N/A

SEPA: Exempt

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

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

Date of Application: November 1, 2017

Completeness Date: November 29, 2017

Notice of Application Date: November 30, 2017

Applicant Contact: Omar Mawjee, Eventscorps Services, Inc., 425-615-9610, omar@eventcorpservices.com

Planner: Veronica Guenther, 425-452-2044

Planner Email: vguenther@bellevuewa.gov

Notice of Public Hearing

NOTICE OF FINAL PUBLIC HEARING

[Complete Streets Comprehensive Plan Amendment](#)

Location: Citywide

Subarea: Citywide

File Number: 17-109009-AC

Description: The **East Bellevue Community Council** will conduct a public hearing during its Regular Meeting on **Tuesday, January 9, 2018, at 6:30 p.m.**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to take review and action, under its authority at RCW 35.14.040, on the Bellevue

City Council's December 11, 2017, unanimous adoption of Ordinance No. 6395 amending the Comprehensive Plan with the 2017 Complete Streets Comprehensive Plan amendment.

Date of Application: March 20, 2017

Completeness Date: March 21, 2017

Applicant: City of Bellevue

Staff Contact: Nicholas Matz AICP, Planning and Community Development Department, 425-452-5371

Staff Email: nmatz@bellevuewa.gov