



# Weekly Permit Bulletin

August 4, 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](http://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 450 110<sup>th</sup> 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

[COB Parks Chesterfield Beach Park Dock and Bulkhead Repair](#)

**Location:** 2501 100<sup>th</sup> Avenue SE

**Subarea:** Southwest Bellevue

**File Number:** 16-126313-WE

**Description:** Application for Land Use approval to reattach pile caps to footings, pile repair, placement of 1 cubic yard of 6-inch quarry spall on bulkhead to prevent undermining, and debris/garbage removal.

**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:** August 18, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** March 7, 2016

**Completeness Date:** March 31, 2016

**Applicant Contact:** Bret Wilson, COB Parks, 425-452-2932, [bwilson@bellevuewa.gov](mailto:bwilson@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### NOTICE OF APPLICATION

**Karpman Short Plat Amendment**

**Location:** 2836 112<sup>th</sup> Ave. SE – Lots A and B

**Subarea:** Southwest Bellevue

**File Number:** 16-132531-LF

**Description:** Application to amend the specific trees to be retained on an existing Short Plat – Recording #20090626900005.

**Approvals Required:** Land Use approval via procedures and requirements established for Preliminary Short Plat.

**SEPA:** Exempt

**Minimum Comment Period Ends:** August 18, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 20, 2016

**Completeness Date:** June 23, 2016

**Applicant Contact:** Laura Follis, Huber Architects, 206-262-7866,

[laura@huberarchitects.com](mailto:laura@huberarchitects.com)

**Planner:** Sally Nichols, 425-452-2727

**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Dozhuk Single Family Home](#)

**Location:** 6031 174<sup>th</sup> Avenue SE

**Subarea:** Newcastle

**File Number:** 16-135431-LO

**Description:** Application for Critical Areas Land Use Permit approval to construct a private sewer connection crossing a Type-N stream, 50-foot stream buffer, and the 60-foot buffer from a Category III wetland to serve a new house proposed on an undeveloped property. Temporary disturbance of stream structure setbacks is also proposed.

**Approvals Required:** Critical Areas Land Use 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:** August 18, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 23, 2016

**Completeness Date:** July 21, 2016

**Applicant:** Daniil Dozhuk

**Applicant Contact:** Pavel Melnik, Urban Designs, 206-838-8250, [pavel@urbandesigns.us](mailto:pavel@urbandesigns.us)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**NOTICE OF THRESHOLD  
DETERMINATION**

[Holiday Inn Express/Staybridge Suites Phase II](#)

**Location:** 999 118<sup>TH</sup> AVE SE

**Neighborhood:** Richards Valley

**File Number:** 16-132154-LM

**Description:** Application for Threshold Determination to demolish the existing Davey landscape structures to construct an Extended Stay Hotel, with 115 units on the same site as the previously approved Bellevue Holiday Express/Staybridge Suites (Phase 1) that was approved per 15-103340-LO. The applicant intends to conduct a boundary line adjustment per 16-129219 LW to place both hotels on one lot. Additional parking and landscaping will occur with this application.

**Approvals Required:** Land Use approval 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:** August 18, 2016, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** May 16, 2016

**Completeness Date:** July 26, 2016

**Applicant:** NBK, LLC

**Applicant Contact:** Arne J. Hall – AJH Development Services, LLC , 425-269-9899

**Planner:** Toni Pratt, 425-452-5374

**Planner Email:** [tp Pratt@bellevuewa.gov](mailto:tp Pratt@bellevuewa.gov)

**Notice of Decision**

**NOTICE OF DECISION**

[Khan Property Restoration](#)

**Location:** 1202 132<sup>nd</sup> Avenue NE

**Subarea:** Wilburton/NE 8th St.

**File Number:** 15-122538-LO

**Description:** Critical Areas Land Use Permit approval to restore unpermitted clearing of the western portion of the site which includes portions of a wetland, wetland buffer, and stream buffer of Goff Creek. The cleared areas are required to be restored to remove the code enforcement action 14-147922-EA. Also included is establishment of a house footprint under reasonable use exception in Land Use Code 20.25H.

**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:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 1, 2015

**Completeness Date:** September 24, 2015

**Notice of Application Date:** October 1, 2015

**Applicant Contact:** Malik Khan, 425-753-9894, [seamalik@msn.com](mailto:seamalik@msn.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**NOTICE OF DECISION**

[Victory Court Church](#)

**Location:** 13555 NE Bel-Red Road

**Subarea:** Bel-Red

**File Number:** 16-123413-LA

**Description:** Administrative Conditional Use Permit approval to change use from office to religious function (church). No site or exterior building changes for the conversion. Interior only tenant improvement permit (16-126264 BY) has been submitted to convert 2,786 square feet to religious activities.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** January 25, 2016

**Completeness Date:** April 22, 2016

**Notice of Application Date:** April 28, 2016

**Applicant:** Victory Court Church

**Applicant Contact:** David Seely, Transformations Architecture and Consulting, 253-520-6242, [tacarchitect@q.com](mailto:tacarchitect@q.com)

**Planner:** Mark Brennan, 425-452-2973

**Planner Email:** [mcbrennan@bellevuewa.gov](mailto:mcbrennan@bellevuewa.gov)

**NOTICE OF THRESHOLD**

**DETERMINATION**

[COB Parks Newcastle Beach Park Shoreline Structures Repair](#)

**Location:** 4400 Lake Washington Blvd. SE

**Subarea:** Factoria

**File Number:** 16-126310-WE

**Description:** SEPA Threshold Determination to existing structures in Lake Washington that serve the Newcastle Beach Park. Repairs

include replacement of deteriorated vertical timbers and boards on the bulkhead, tightening and replacing bolts and nails, replacement of bulkhead riprap, and replacement of deteriorated deck timbers.

**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:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 7, 2016

**Completeness Date:** March 31, 2016

**Notice of Application Date:** April 7, 2016

**Applicant Contact:** Bret Wilson, City of Bellevue Parks and Community Services, 425-452-2932, [bwilson@bellevuewa.gov](mailto:bwilson@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF THRESHOLD DETERMINATION**

**[COB Parks Enatai Beach Park Dock and Bulkhead Repair](#)**

**Location:** 3519 108<sup>th</sup> Avenue SE

**Subarea:** Southwest Bellevue

**File Number:** 16-126312-WE

**Description:** SEPA Threshold Determination for repairs to existing dock and bulkhead in Lake Washington that serve the Enatai Beach Park. Repairs include cleaning the dock of rust and growth, replacing bullrail supports and bolts, replace less than 10 percent or 19 deck surface boards over the life of the approval, replace less than 1 cubic yard of riprap and concrete behind the sheet pile wall and in front of the bulkhead, and remove garbage and debris from swim areas.

**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:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** March 7, 2016

**Completeness Date:** March 31, 2016

**Notice of Application Date:** April 7, 2016

**Applicant Contact:** Bret Wilson, City of Bellevue Parks and Community Services, 425-452-2932, [bwilson@bellevuewa.gov](mailto:bwilson@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF DECISION**

**[Meydenbauer Bay Park Sewer Line Replacement](#)**

**Location:** Multiple Properties

**Subarea:** North Bellevue and Southwest Bellevue

**File Number:** 16-136213-WG

**Description:** Shoreline Substantial Development Permit approval under the City's Shoreline Master Program of a City of Bellevue Utilities Department proposal to replace the existing Meydenbauer Bay sewer line in Lake Washington with a new 1,500 foot sewer line. Work is primarily on-shore within the planned Meydenbauer Beach Park and Bellevue Marina parking lot. In-water work includes 100 feet of sewer line construction to connect the proposed sewer line to the existing line in the water and removal and abandonment of the existing sewer line. On-shore work includes sewer line placement, construction of a new underground pump station, and associated sewer infrastructure.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

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

**SEPA Appeal Period Ends:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Shoreline Permit Appeal Period Ends:** August 25, 2016. Refer to page one for information on how to appeal a shoreline permit.

**Date of Application:** June 24, 2016

**Completeness Date:** June 24, 2016

**Notice of Application Date:** June 30, 2016

**Applicant Contact:** Birol Shaha, City of Bellevue Utilities, 425-452-4477, [bshaha@bellevuewa.gov](mailto:bshaha@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**NOTICE OF DECISION**

**Jabooda Height Variance**

**Location:** 13979 SE 1<sup>st</sup> Street

**Subarea:** Southeast Bellevue

**File Number:** 15-129940-LS

**Description:** Variance approval to exceed the maximum height limit for undersized lots from 22.5 feet to 26.6 feet on a lot nonconforming to the minimum lot area in order to construct a new home.

**Approvals Required:** Land Use Code Variance approval and ancillary permits and approvals

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** December 17, 2015

**Completeness Date:** January 28, 2016

**Notice of Application Date:** February 11, 2016

**Applicant Contact:** Scott McMillen, Architectural Innovations, 425-641-5320, [scottm@kapplerhomeplans.com](mailto:scottm@kapplerhomeplans.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

**NOTICE OF THRESHOLD DETERMINATION**

**Factoria Village Shopping Center Addition**

**Location:** 3600 Factoria Blvd SE

**Subarea:** Factoria

**File Number:** 16-123803-LM

**Description:** SEPA Threshold Determination to demolish an existing commercial building, and construct a new commercial building and associated site improvements and landscaping areas.

**Approvals Required:** Land Use approval and ancillary permits and approvals

**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:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 1, 2016

**Completeness Date:** February 25, 2016

**Notice of Application Date:** March 17, 2016

**Applicant Contact:** Jen Caudle, Freiheit & Ho Architects, 425-827-2100,

[JCaudle@fhoarch.com](mailto:JCaudle@fhoarch.com)

**Planner:** Carol Orr, 425-452-2896

**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

**NOTICE OF DECISION**

**JayMarc 113<sup>th</sup> Short Plat**

**Location:** 3027 113<sup>th</sup> Ave SE & 3040 112<sup>th</sup> Ave SE

**Subarea:** Southwest Bellevue

**File Number:** 14-141426-LN

**Description:** Preliminary Short Plat approval to subdivide two lots, zoned R-3.5 into three lots and create a private road for access and utilities. The two new lots accessed from 113<sup>th</sup> Ave SE will average .23 acres. The lot accessed from 112<sup>th</sup> Ave SE will be reduced to .40 acres.

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

**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:** August 18, 2016, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** November 5, 2014

**Completeness Date:** December 3, 2014

**Notice of Application Date:** February 5, 2015

**Applicant:** Gary Upper

**Applicant Contact:** Gary Upper, JayMarc Homes, LLC, 425-281-2706,

[gary@jaymarchomes.com](mailto:gary@jaymarchomes.com)

**Planner:** Carol Orr, 425-452-2896

**Planner Email:** [corr@bellevuewa.gov](mailto:corr@bellevuewa.gov)

## **NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date: August 4, 2016

City of Bellevue  
Development Services Department  
PO Box 90012  
Bellevue WA 98009-9012  
(425) 452-5374

### **REQUEST FOR RELEASE OF FUNDS**

On or about August 4, 2016, the City of Bellevue will submit a request to HUD for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 as amended to undertake rehabilitation and repair of existing, single-family, owner-occupied housing units located inside the city limits of Bellevue. Annually, the City of Bellevue Home Rehabilitation Program will provide rehabilitation and repair to approximately 30 to 45 homes with approximately \$240,000 of CDBG funds. Specific locations of individual housing units will be determined. For the housing rehabilitation activities, the City of Bellevue, as the responsible entity (RE), is using the Tiered Environmental Review format and process proposed under HUD Regulations for the National Environmental Policy Act at 24 CFR 58.15. This RROF will be good for five years from acceptance date, in conjunction with the City of Bellevue Consolidated Housing and Community Development Plan for 2016-2020.

In the first tier, a broad area wide statutory review of the City of Bellevue Home Rehabilitation Program has identified law and authorities that we have determined will not be triggered by these rehabilitation and repair projects. These laws included:

Wetland Protection [Executive Order 11990], Coastal Zone Management Act [Sections 307(c), (d)], Wild and Scenic Rivers Act [Sections 7(b), and (c)], Clean Air Act - [Sections 176(c), (d), and 40 CFR 6, 51, 93], Farmland Protection Policy Act [7 CFR 658], Explosive and Flammable Operations [24 CFR 51C], Sole Source Aquifers [40 CFR 149], Endangered Species Act [50 CFR 402], Environmental Justice [Executive Order 12898], HUD ENVIRONMENTAL STANDARDS, Noise Abatement and Control [24 CFR 51B],

In the second tier review, the City has identified laws and authorities that must be analyzed with site specific environmental review checklist for each City project. These laws include:

Historic Preservation [36 CFR Part 800], Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(2)], Floodplain Management [24 CFR 55, Executive Order 11988]

An Environmental Review Record (ERR) that documents the environmental determinations for this project, along with a copy of City of Bellevue policies and processes to be followed for site specific reviews is on file and may be examined or copied from the ERR from 8:00 a.m. to 4:00 p.m. weekdays at the City of Bellevue Development Services Department, 450 110<sup>th</sup> Avenue NE, Bellevue, WA 98009.

## **PUBLIC COMMENTS**

Any individual, group or agency may submit written comments on the ERR to:

Carol V. Helland  
Director—Land Use  
City of Bellevue  
Development Services Department  
PO Box 90012  
Bellevue WA 98009-9012

All comments received by August 12, 2016, will be considered by the City of Bellevue prior to authorizing submission of a request for release of funds.

## **RELEASE OF FUNDS**

The City of Bellevue certifies to HUD that Mayor John Stokes in his capacity as Mayor of the City of Bellevue, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies the City of Bellevue's responsibilities under NEPA and related laws and authorities, and allows the City of Bellevue to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its approval of release of these funds for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) that certification was not executed by the Certifying Officer of the City of Bellevue; (b) The City of Bellevue has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal Agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedure (24 CFR, part 58) and addressed to HUD at:

Department of Housing and Urban Development  
Office of Planning and Community Development  
Seattle Federal Office Building  
909 First Avenue, Suite 300  
Seattle, WA 98104

Potential objectors should contact HUD to verify the actual last day of the objection period.

Carol V. Helland, Director—DSD Land Use