



**City of Bellevue
Development Services Department
Land Use Division Staff Report**

Proposal Name: **Encore Bellevue**

Proposal Address: 13500 Bel-Red Road

Proposal Description: To establish a karaoke/music café in an existing 2,550 square foot commercial location. No exterior work planned with this application.

File Number: **10-115479 LA**

Planner: Antoinette Pratt, Senior Planner

Applicant: Dennis Su

Decisions Included: Administrative Conditional Use

State Environmental Policy Act Threshold Determination: **Exempt**

Director's Decision: **Approval with Conditions**

Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: June 21, 2010
Public Notice (500 feet): July 22, 2010
Public Meetings: Not Required
Minimum Comment Period: August 5, 2010
Bulletin Publication Date: **September 23, 2010**
Appeal Deadline: **October 7, 2010**

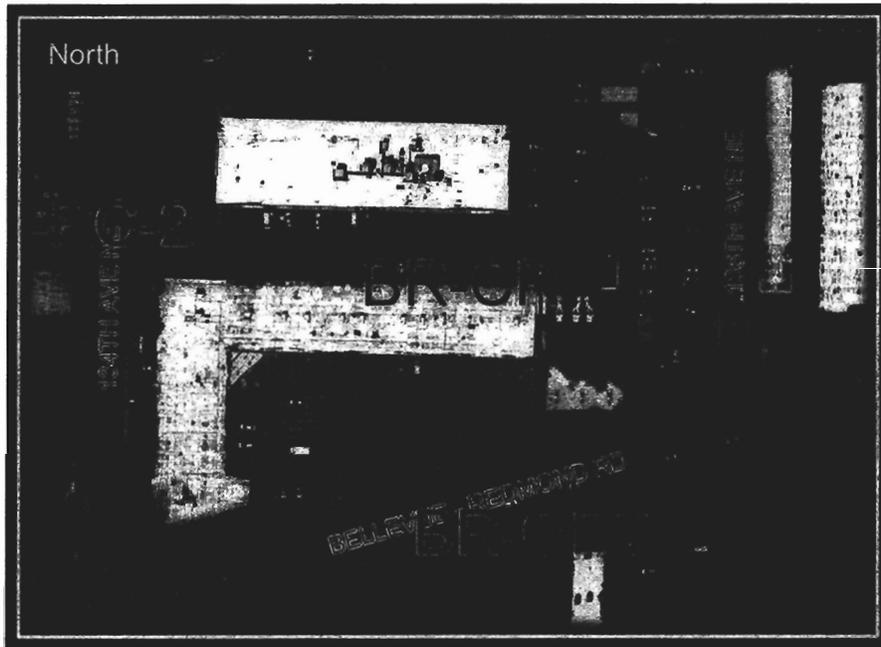
I. Request/Proposal Description

The applicant, Dennis Su, requests approval of an Administrative Conditional Use (ACU) to locate a karaoke bar at 13500 Bel-Red Road. No exterior modifications are proposed. The applicant has submitted a tenant improvement application (10-106654 BY) that is currently in review by Development Services.

The site is located within the Bel-Red Commercial/Residential (BR-CR) zoning district which permits a karaoke bar subject to an ACU Permit (see Section V below for ACU Criteria).

This proposal is being established as a private membership club. Hours of operation are proposed from 6:00 p.m. to 12:00 a.m. with peak use occurring between 9:00 p.m. to 12:00 a.m.

II. Site Context and Description



Encore of Bellevue will be located north of Bel-Red Road. This site is surrounded by other retail and industrial businesses in the Bel-Red subarea. This site contains a multi-tenanted building called the Par 5 Design Center, LLC that has 16 suites that are split between warehouse, office, and retail uses. The applicant is proposing to locate in Suite 5, which has a listed building square footage of 2,550 square feet. See file for square footage for each suite.

This office building was constructed in 1974 and is 48,014 square feet in size on 2.4 acres. The existing structure is one story in height.

There are 117 existing parking stalls on this site that have been divided between the various tenants. The proposed restaurant/bar use requires a minimum of 10

parking stalls for a total of 25 parking stalls. The adjacent uses are retail, office and warehouse. Given that the majority of these uses will not be operational during the peak use of 9:00 p.m. to 12:00 a.m., parking for this use can be met with the existing parking condition.

In regards to minimum site standards, the proposal does not trigger any modifications to the site as this is a tenant improvement proposal.

III. Public Comment and City Department Response

Staff has not received any written comments about this proposal at the time of this staff report.

The Departments of Utilities, Transportation, Fire, and Clear and Grade do not have any comments regarding this proposal and have approved this project.

IV. State Environmental Policy Act

This proposal is exempt from SEPA.

V. Administrative Conditional Use Decision Criteria / Findings and Conclusions (LUC 20.30E.140)

A. The administrative conditional use is consistent with the Comprehensive Plan.

This proposal is located within the Bel-Red Subarea. The Comprehensive Plan designation for this site is BR-CR which is consistent with the zoning classification of BR-CR.

***POLICY S-BR-8.** Encourage mixed use development, promoting opportunities to live, work, shop, and recreate within close proximity.*

Response: This proposal is located within a mixed use development that contains office, warehouse and retail uses. This proposal will add recreational activities to an area that is limited in such uses.

B. The design is compatible with and responds to the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The applicant will located in suite #5 existing multi-tenant complex. No exterior changes are proposed with this use.

C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: The site will be served by adequate public facilities including fire protection and utilities. As there are no proposed exterior changes to this

building, the applicant has already applied for a tenant improvement application for internal changes to this suite.

D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: This proposal has been designed for private membership with nine karaoke studios. This use will be subject to the City's amplified noise code, Bellevue City Code (BCC) 9.18. The owner will be responsible for compliance with these regulations. See Section VII for related condition.

As conditioned, the new use will not be materially detrimental to adjacent businesses in this complex as it will operate during non-peak hours for the warehouse/office and retail uses in this complex.

E. The administrative conditional use complies with the applicable requirements of this Code.

Finding: Karaoke/music cafes are permitted to be located within BR-CR zoning district as an Administrative Conditional Use. Land Use Code (LUC) 20.25D.070, Recreation, Category 73 (Commercial Amusements) is the standard industrial classification (SIC) for this use. As conditioned the proposal meet the requirements of the LUC.

VII. Director's Decision and Conditions of Approval

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, City Code and Standard compliance reviews, the Director of Development Services hereby grants **APPROVAL** of the proposal, subject to the following conditions:

1. **Tenant Improvements:** If any changes are made to the internal structure of this facility, a tenant improvement shall be obtained.

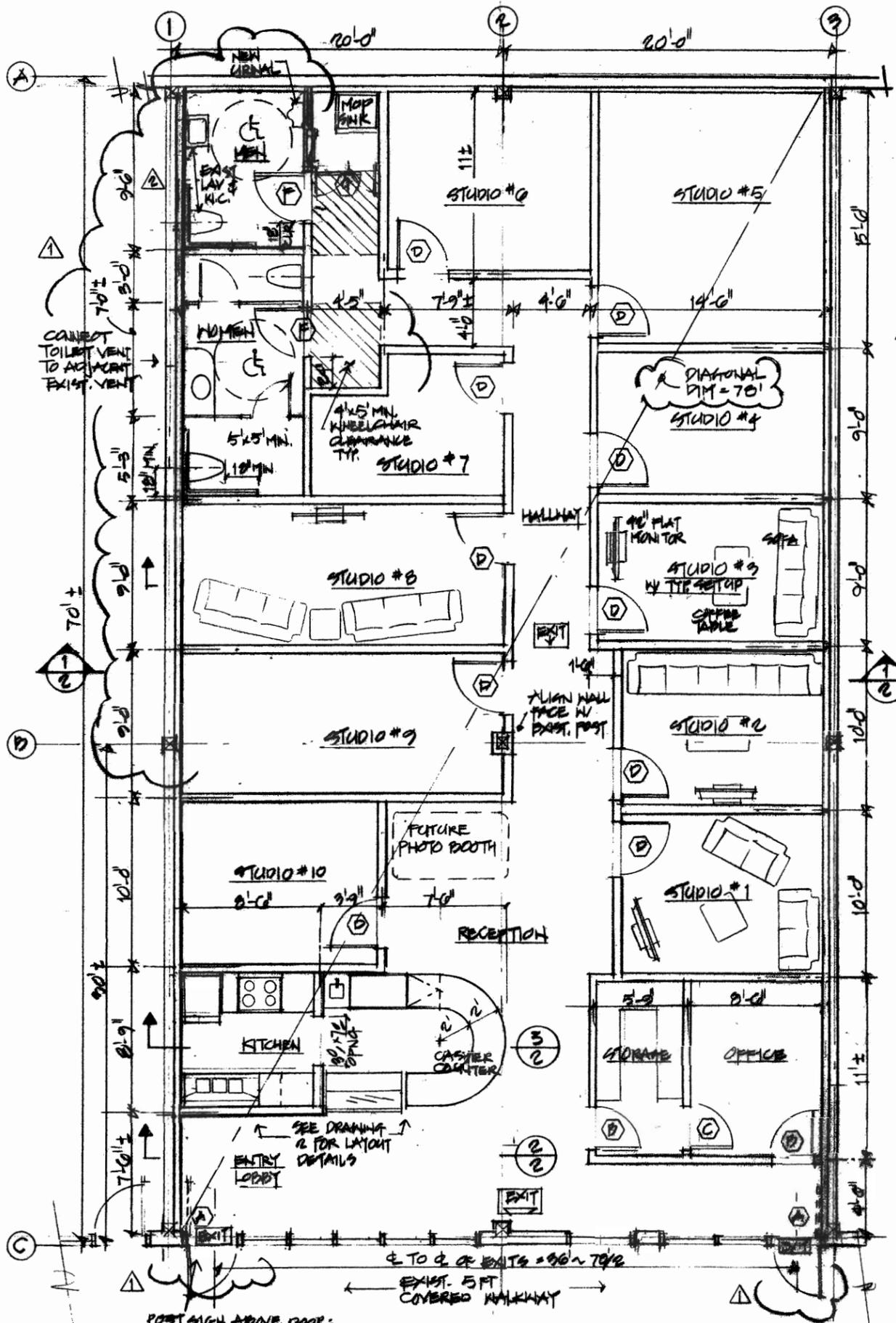
Authority: 2003 IBC
Reviewer: Antoinette Pratt, (425) 452-5374

2. **Amplified Sounds:** This use shall be subject to the City's amplified noise code. The owner shall be responsible for compliance with these regulations.

Authority: BCC 9.18
Reviewer: Antoinette Pratt, (425) 452-5374

Attachments

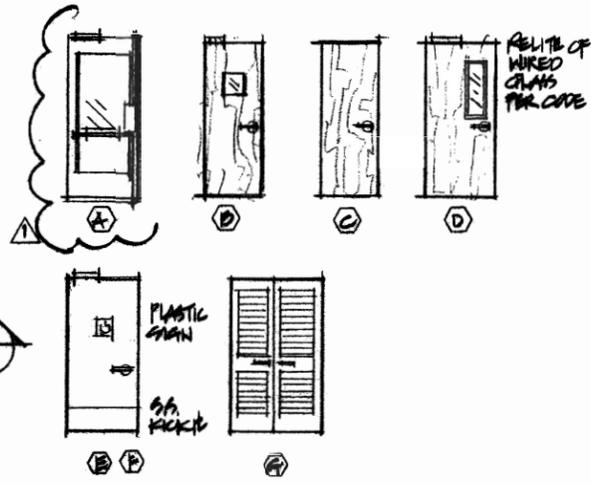
Site plans and drawings



FLOOR PLAN 1/4" = 1'-0"

DOOR SCHEDULE

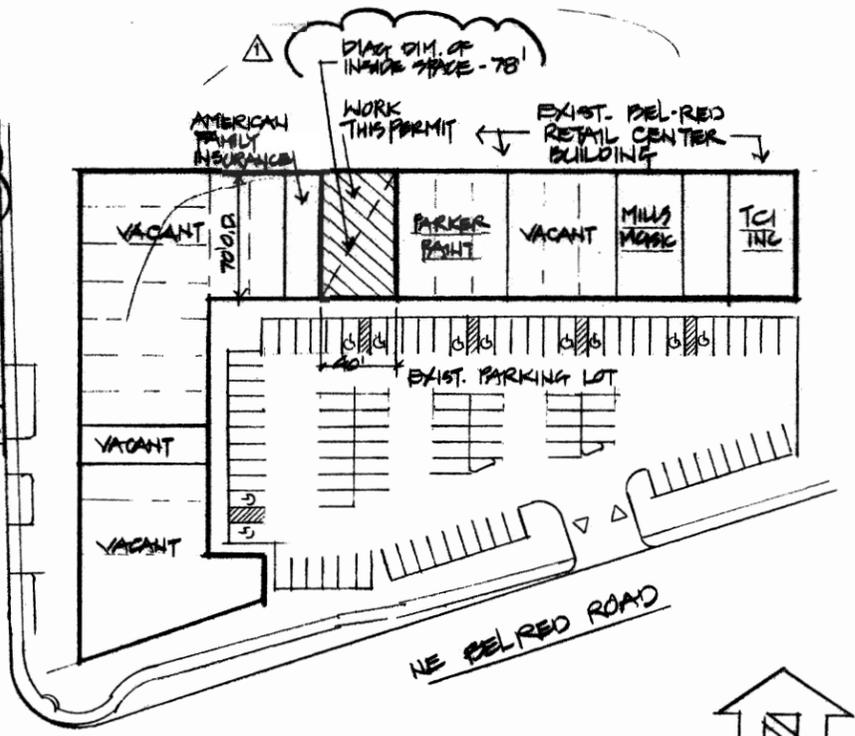
MARK	SIZE	DESCRIPTION
A	32 x 72 x 1 3/4	EXIST. ALUM STORE FRONT W/ CLOSER
B	28 x 68 x 1 3/4	20 MIN FIRE DOOR W/ CLOSER, SMOKE SEAL, LEVER HANDLE LOCKSET
C	28 x 68 x 1 3/4	LEVER LOCKSET
D	32 x 68 x 1 3/4	20 MIN FIRE DOOR W/ CLOSER, SMOKE SEAL, LEVER LATCHSET
E	32 x 68 x 1 3/4	20 MIN FIRE DOOR W/ CLOSER, SMOKE SEAL, LEVER PRIVACY LOCK
F	32 x 68 x 1 3/4	SAME AS E
G	2 - 28 x 68 x 1 3/4	CLOSET DOOR HWRK



ROOM FINISH SCHEDULE

AREA	FLOOR	WALL	CEILING
ENTRY RECEPTION	CARPET	GWB W/ WAHNSCOT	ACT IN EXIST T-GRID
OFFICE STORAGE	LAMINATED WOOD PANEL	GWB	GWB
CASHIER KITCHEN	CERAMIC TILE	GWB & FIBER GLASS PANEL	GWB & ACT
HALLWAY	CERAMIC TILE	GWB W/ WAHNSCOT	ACT
STUDIOS	LAMINATED WOOD PANEL	GWB W/ WAHNSCOT	GWB
TOILET	SHEET VINYL	GWB W/ WAHNSCOT	GWB

ROOM	MAX. LOAD	ROOM	MAX. LOAD
STUDIO #1	6	STUDIO #2	6
STUDIO #3	6	STUDIO #4	6
STUDIO #5	10	STUDIO #6	6
STUDIO #7	4	STUDIO #8	8
STUDIO #9	8	STUDIO #10	6
STAFF	3	TOTAL OCCUPANT MAX.	71



SITE PLAN SCALE 1" = 50'

LEGAL DESCRIPTION

THAT PORTION OF TRACT 18 AND 19, BELLEVUE GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOL 19 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE BELLEVUE-REDMOND ROAD; EXCEPT THE EAST 183.56 FT THEREOF; EXCEPT THAT PARCEL OF LAND CONVEYED TO THE CITY OF BELLEVUE BY DEED RECORDED UNDER RECORDING NO. 7401180380.

GENERAL NOTES:

ZONING: BEL-RED COM RES LIGHT INDUSTRIAL **CONSTRUCTION TYPE:** V - B
OCCUPANCY: A - 3 ASSEMBLY, KARAOKI STUDIOS WITH LESS THAN 100
OCCUPANT LOAD: SEE CALCULATION
 THIS APPLICATION IS FOR THE INTERIOR TENANT IMPROVEMENT WORK OF ABOUT 2,600 S.F. IN SUITE #5 WITH NO STRUCTURAL ALTERATION.
 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO PROCEEDING WITH WORK. REPORT TO THE OWNER AND THE ARCHITECT IMMEDIATELY ON ANY FIELD CONDITIONS DIFFERS SUBSTANTIALLY THAN THOSE SHOWN ON THIS DRAWING FOR DIRECTION PRIOR TO PROCEED.
 ALL ELECTRICAL, PLUMBING, AND HVAC WORK SHALL BE DONE BY RESPECTIVE SUBCONTRACTORS UNDER SEPARATE PERMITS IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF CITY OF BELLEVUE, STATE OF WASHINGTON.

Received
SEP 10 2010
 Permit Processing

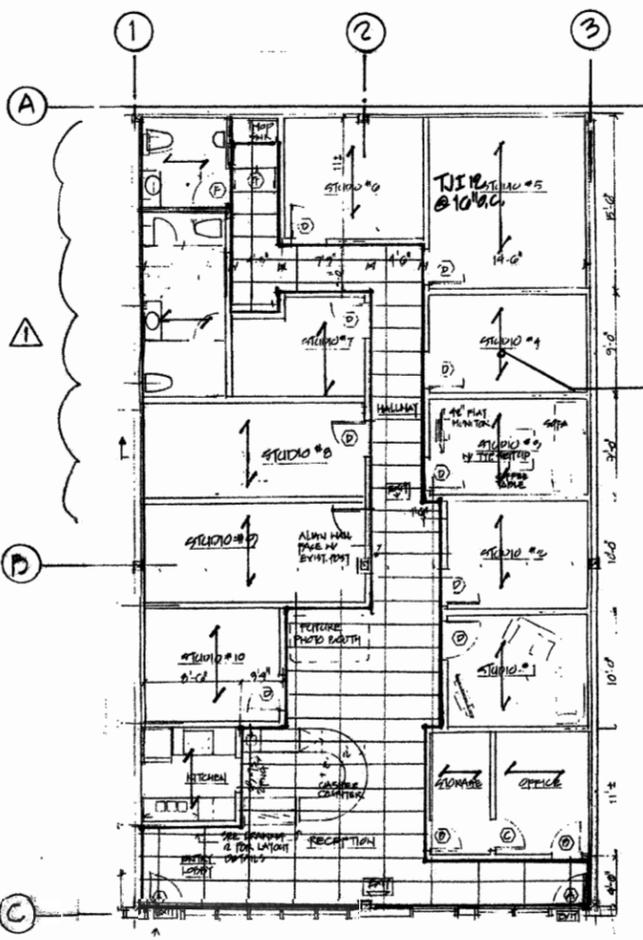
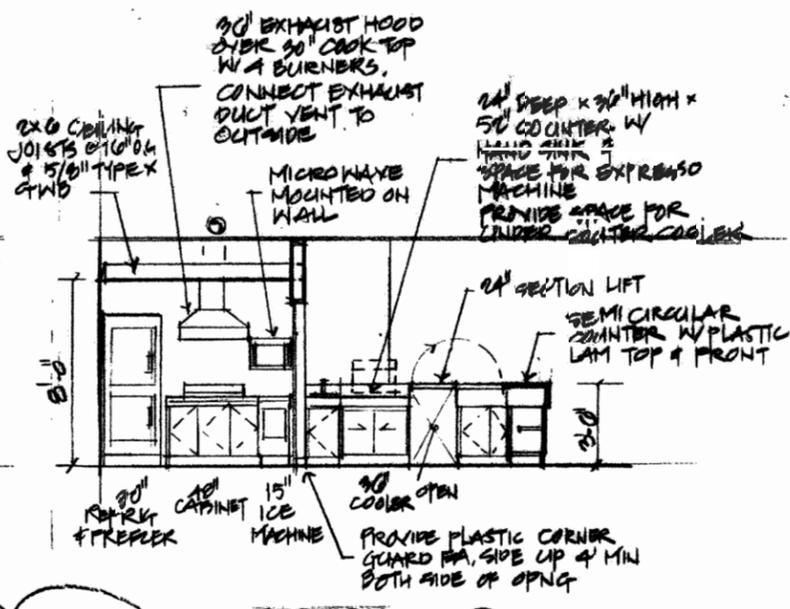
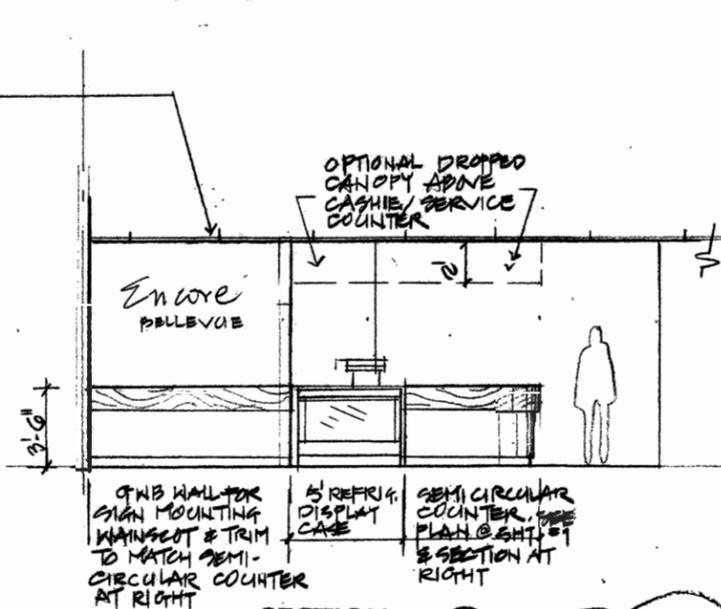
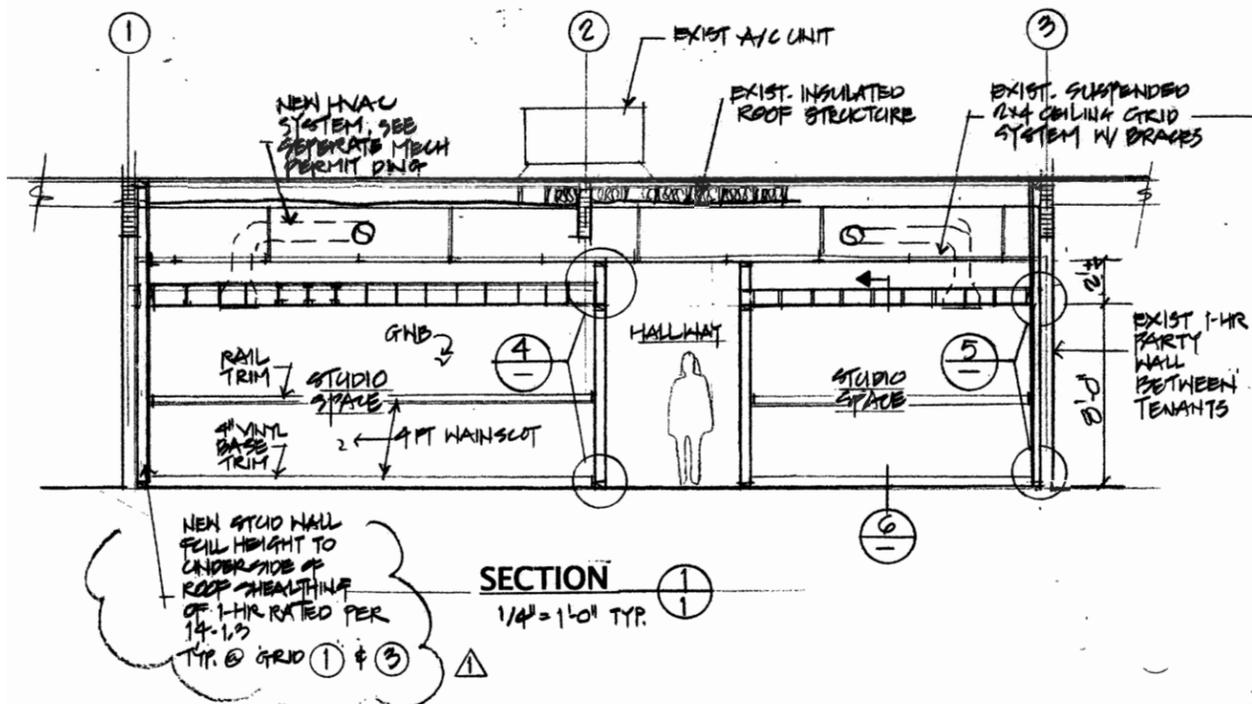
DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 DATE: 9-11-10

REVISION: 0-3-10 PER REVIEW COMMENTS

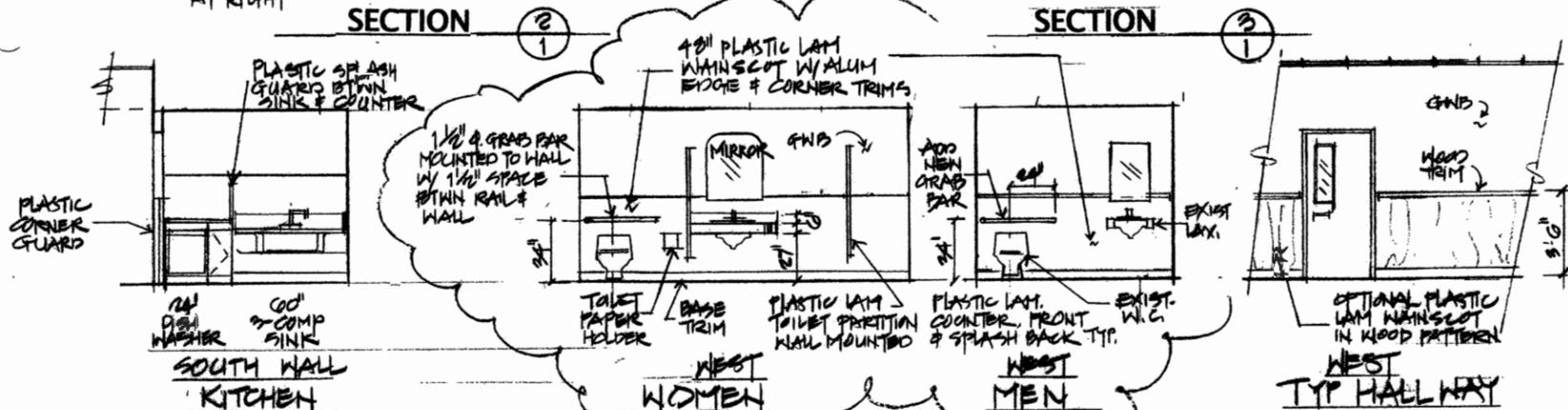
DENNIS T. SU, AIA
 4184 CRESTWOOD PLACE,
 MERCER ISLAND WA 98040
 206-949-4868

ENCORE BELLEVUE
 13500 NE BEL-RED ROAD
 BELLEVUE, WASHINGTON

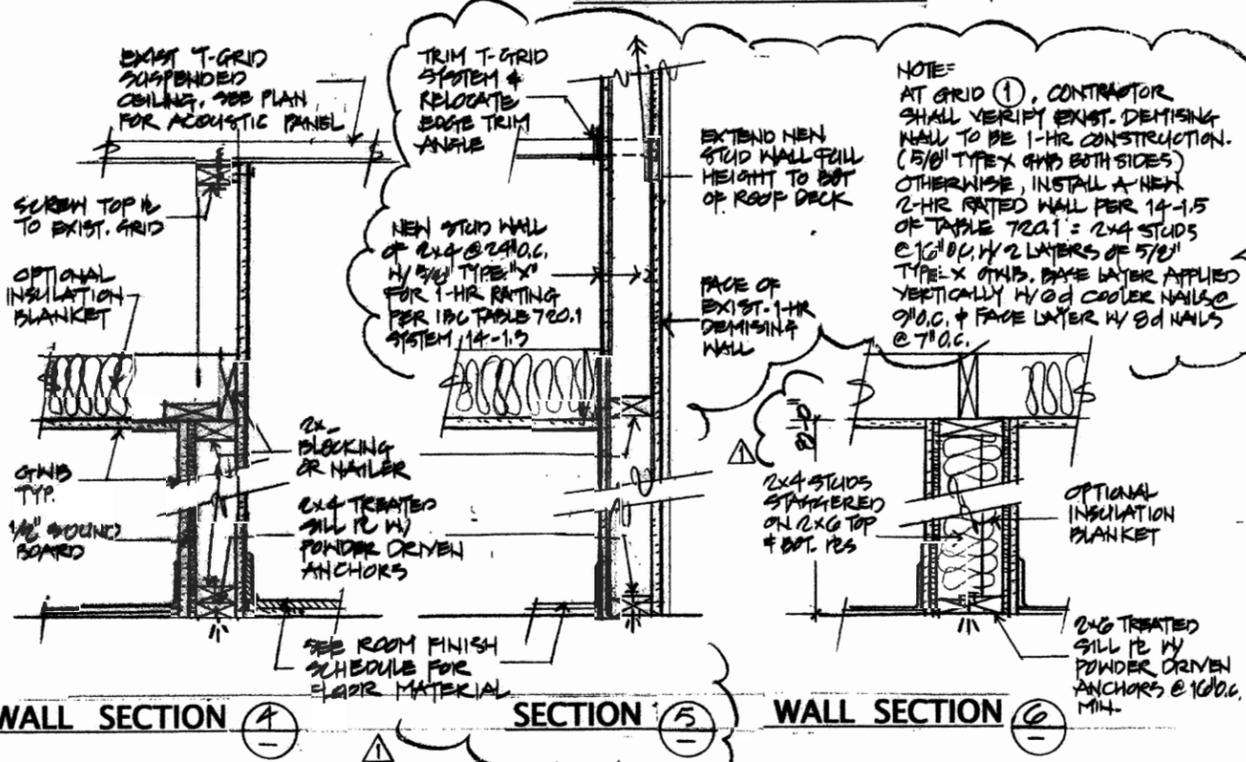
DRAWING NO. 1 OF 2



CEILING PLAN 1/8" = 1'-0"



INTERIOR ELEVATIONS 1/4" = 1'-0"



WALL SECTION 4

SECTION 5

WALL SECTION 6

TYP. CEILING JOISTS
2x6 @ 10" O.C.
EXCEPT NOTED.

NOTE = HVAC CONTRACTOR
TO PREPARE AIR DISTRIBUTION
& RETURN SYSTEM WITH
CEILING OPENINGS TO AVOID
CONFLICT WITH LIGHTING
LAYOUT.

NOTE =
AT GRID 1, CONTRACTOR
SHALL VERIFY EXIST. DEMISING
WALL TO BE 1-HR CONSTRUCTION.
(5/8" TYPE-X GNB BOTH SIDES)
OTHERWISE, INSTALL A NEW
2-HR RATED WALL PER 14-1.5
OF TABLE 702.1 = 2x4 STUDS
@ 16" O.C. W/ 2 LAYERS OF 5/8"
TYPE-X GNB. BASE LAYER APPLIED
VERTICALLY W/ OD COOLER NAILS @
90° O.C. & FACE LAYER W/ SD NAILS
@ 72° O.C.

Received
SEP 10 2010
Permit Processing

DESIGNER: DTB
 DRAWN: DTB
 DATE: 5-11-10
 DENNIS T. SU, AIA
 4184 CRESTWOOD PLACE,
 MERCER ISLAND WA 98040
 206-914-9486
 ENCORE BELLEVUE
 13500 NE BEL-RED ROAD
 BELLEVUE, WASHINGTON
 DRAWING NO
 2 OF 2