



# The Weekly Permit Bulletin

January 8, 2009

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## 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.

### Applications

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Kimberlee Park III PUD and Conservation

#### Subdivision

**Location:** 11050 SE 60th St.

**Neighborhood:** Newport

**File Number:** 08-135645-LK

**Description:** Proposal to divide one 7.47 acre parcel in the R-3.5 district into seventeen (17) buildable lots, two (2) private road/drainage tracts, and one (1) native growth protection area tract (NGPA). The proposal is a Planned Unit Development and Conservation Subdivision. Proposed lots range in size from 5,286 sf. to 8,271 sf. The NGPA is proposed to be approximately 4.28 acres. The proposed plat is located within the Critical Areas Overlay District (Streams and Steep Slopes) and requires approval of a Critical Area Land Use Permit.

**Approvals Required:** Planned Unit Development Approval, Preliminary Plat Approval, Critical Area Land Use Permit Approval, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance (DNS) is expected. Refer to page two General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** January 22, 2009, 5 p.m. Refer to page one for information on how to comment on a project.

**Public Meeting:** Wednesday, January 14, 2009, 7:00 PM; Bellevue City Hall; 450 110th Avenue NE.,

**Date of Application:** November 21, 2008

**Completeness Date:** December 19, 2008

**Applicant:** David Shih

**Applicant Contact:** Tim Hildebrand, Geodatum Inc., 425-837-8083

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

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

## NOTICE OF APPLICATION PUBLIC MEETING

### Baker Main

**Location:** 10703 Main Street

**Neighborhood:** West Bellevue

**File Number:** 08-136384-LD

**Description:** Application for Design Review for a 7 story mixed-use building with 3 levels of underground parking, 3,478 square feet of first floor commercial space and 73 residential units on a 0.43 acre site zoned DNTN-MU and located in Subdistrict A of the Downtown Perimeter Design District.

**Approvals Required:** Design Review approval, Concurrency Determination, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** January 22, 2009, 5 p.m. Refer to page one for information on how to comment on a project.

**Public Meeting:** Thursday, January 15, 2009, 6:00 p.m.; Bellevue City Hall, room 1E-109, 450 110<sup>th</sup> Ave NE

**Date of Application:** December 11, 2008

**Completeness Date:** December 31, 2008

**Applicant:** Baker Main, LLC

**Applicant Contact:** Linda Abe, Bellevue Plaza Development LLC, 425-453-8886 ext. 313

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

**Planner:** Ken Thiem, 425-452-2728

## NOTICE OF APPLICATION AND PUBLIC MEETING

**Renotice Purpose:** Prior public meeting was cancelled due to snow.

**Project Name:** Eastside Public Safety

**Communications Agency Coal Creek Project**

**Location:** 12635 SE 56th Street

**Neighborhood:** Newport

**File Number:** 08-134013-LB

**Description:** Application for Land Use Approval to install a 48' high wood monopole/shroud with one wireless antenna to be located within the interior of the pole (24" diameter). An equipment shed, fence and landscaping will also be installed. The monopole and equipment is proposed along the east property line of the Newport Hills Elementary School property (adjacent to the Tolt Pipeline ROW). The purpose of the project is to install wireless equipment which will provide adequate coverage for 911 communications.  
**Approvals Required:** Conditional Use Permit, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page two General Information Regarding Use of Optional DNS Process.

**Public Meeting: Thursday, January 29, 2009, 6:00 p.m.; Newport High School, 4333 Factoria Blvd SE, Room 1101**

**Minimum Comment Period Ends:** January 22, 2009, 5 p.m. Refer to page one for information on how to comment on a project.

**Date of Application:** October 10, 2008

**Completeness Date:** November 06, 2008

**Applicant Contact:** Michael Aippersbach, Michael Aippersbach & Associates, 206-523-3764

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

**Planner:** Carol Saari, 425-452-2731

## **NOTICE OF APPLICATION**

### **Newcastle Beach Park Irrigation Pump Station**

**Location:** 4400 Lake Washington Boulevard SE

**Neighborhood:** Newport

**File Number:** 08-134669-WG

**Description:** Application for a combined Shoreline Substantial Development Permit and Critical Areas Land Use Permit to install an irrigation pump station to withdraw water from Lake Washington to serve the irrigation needs of Newcastle Beach Park.

**Approvals Required:** Shoreline Substantial Development Permit Approval, Critical Area Land Use Permit, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Determination of Nonsignificance (DNS) is expected. Refer to page two General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** February 9, 2009, 5 p.m. Refer to page one for information on how to comment on a project.

**Date of Application:** October 28, 2008

**Completeness Date:** December 23, 2008

**Applicant Contact:** Rick Bailey, City of Bellevue, Parks & Community Services Department, 425-452-6031

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

**Planner:** Kevin LeClair, 425-452-2928

## **NOTICE OF APPLICATION**

### **City of Bellevue Tree Removal**

**Location:** 355 118th Ave. SE

**Neighborhood:** Wilburton

**File Number:** 08-136146-LO

**Description:** Remove 9 cottonwood trees with roots intruding into the City storm drainage system. Project includes replanting with native conifers.

**Approvals Required:** Critical Area Land Use Permit Approval, Concurrency Review, and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** January 22, 2009, 5 p.m. Refer to page one for information on how to comment on a project.

**Date of Application:** December 05, 2008

**Completeness Date:** December 24, 2008

**Applicant Contact:** Don McQuilliams, City of Bellevue, Utilities Department, 425-452-7865

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

**Planner:** Carol Saari, 425-452-2731

## **Decisions**

### **NOTICE OF DECISION**

#### **Lot 10 Newport Addition**

**Location:** 12524 SE 47<sup>th</sup> Pl

**Neighborhood:** Newport

**File Number:** 06-103640-LO

**Description:** Land Use approval for a Critical Areas Land Use Permit to obtain a reasonable use exception for the construction of a single-family residence on a site entirely encumbered with steep slope critical area and critical area buffer. Maximum allowed disturbance on the 15,287 square foot lot using the reasonable use provisions is 2,160 square feet in the R-5 zoning district.

**Decision:** Approval with Conditions

**SEPA:** Determination of Nonsignificance

**Concurrency Determination:** N/A

**Appeal Deadline Ends: January 2, 2009, 5 p.m.**

**Date of Application:** February 22, 2006

**Completeness Date:** May 19, 2006

**Notice of Application Date:** February 22, 2006

**Applicant:** Pritpal Dhindsa

**Applicant Contact:** Joseph Peep, 206-355-6140

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

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

### **NOTICE OF DECISION**

#### **Chang Residence Sport Court**

**Location:** 10015 SE 25th Street

**Neighborhood:** West Bellevue

**File Number:** 08-132008-LO

**Description:** Approval of Critical Areas Land Use Permit to reduce the structure setback along the shoreline of Lake Washington to accommodate the construction of a sports court. Proposal includes a

**Decision:** Approval with Conditions  
**SEPA:** Exempt  
**Concurrency Determination:** N/A  
**Appeal Deadline Ends:** January 22, 2009, 5 p.m.  
**Date of Application:** August 26, 2008  
**Completeness Date:** September 11, 2008  
**Notice of Application Date:** September 25, 2008  
**Applicant Contact:** David Chang, Property Owner, 425-736-7950  
**Planner Email:** [dpyle@bellevuewa.gov](mailto:dpyle@bellevuewa.gov)  
**Planner:** David Pyle, 425-452-2973

#### NOTICE OF DECISION

##### Surrey Downs Park Master Plan

**Attachments:** [I](#), [II](#), [III](#), [IV.1](#), [IV.2](#), [IV.3](#), [IV.4](#), [IV.5](#), [IV.6](#), [IV.7](#), [IV.8](#), [IV.9](#), [V](#), [VI](#), [VII](#), [VIII](#)

**Location:** 585 112th Ave SE

**Neighborhood:** West Bellevue

**File Number:** 08-116082-LM

**Description:** Non-project SEPA review of the Surrey Downs Park Master Plan. The Master Plan is being prepared in anticipation of future redevelopment of the Surrey Downs Community Park. The proposal considers the reconfiguration of the park space with enhanced recreation facilities in conjunction with three different building and programming scenarios within a planned space along the eastern portion of the park and 112th Ave SE.

**SEPA:** Determination of Nonsignificance (DNS)

**Concurrency Determination:** N/A

**Appeal Deadline Ends:** January 22, 2009, 5 p.m.

**Date of Application:** May 22, 2008

**Completeness Date:** June 23, 2008

**Notice of Application Date:** July 10, 2008

**Applicant Contact:** Scott VanderHyden, Parks Planner, Bellevue Parks and Community Services Department, 425-452-4169

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

**Planner:** David Pyle, 425-452-2973

#### NOTICE OF ADDENDUM

##### Two Newport Office Building

**Location:** 3625 132<sup>nd</sup> Avenue SE

**Neighborhood:** Factoria

**File Number:** 06-133318-LA

**Description:** A DNS was issued on August 9, 2007 for the construction of a six story office building with four levels of underground parking. The applicant has requested approval to add an additional level of underground parking to increase the approved number of parking stalls from 455 to 572 (117 stalls increase). Approved office square footage remains the same at 165,400 GSF.

**SEPA:** Determination of Nonsignificance (DNS) previously issued on August 9, 2007.

**Concurrency Determination:** N/A

**Date of Application:** November 9, 2006  
**Completeness Date:** November 30, 2006  
**Notice of Application Date:** December 7, 2006  
**Applicant Contact:** John Jackson, Bentall Capital Inc., 206-315-3818  
**Planner Email:** [tp Pratt@bellevuewa.gov](mailto:tp Pratt@bellevuewa.gov)  
**Planner:** Toni Pratt, 425-452-5374

#### RECOMMENDATIONS

##### **NOTICE OF PUBLIC HEARING, STAFF RECOMMENDATION, AND SEPA DETERMINATION**

##### 2009 Land Use Code Amendment – Factoria SRO

**Location:** citywide

**File Number:** 08-136447 AD

**Description:** Implement policy direction in Policy S-FA-30.1 of the Factoria Subarea Plan by amending the dimensional standard in LUC 20.20.010 for the F2 district increasing the allowed FAR from 0.6 to 0.75 and the standard for the Office district adjacent to F2 from a sliding scale with a maximum FAR of 0.5 to a maximum of 0.75. Design Review (LUC 20.30F) would apply to affected development proposals wishing to take advantage of this provision.

**Concurrency Determination:** N/A

**Recommendation:** Approval

##### **Public Hearing Before the Planning Commission:**

6:30 p.m., Wednesday, January 28, 2009, Council Conference Room, Bellevue City Hall, 415 110<sup>th</sup> Ave NE. Any person may participate in the public hearing by submitting written comments to the Director prior to the public hearing, or by submitting written comments or making oral comments to the Planning Commission at the hearing. All written comments received by the Director will be transmitted to the Planning Commission no later than the date of the public hearing.

**SEPA Determination:** Determination of Non significance (DNS) is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period:** January 22, 2009, 5 p.m. Refer to page one for information on how to comment on a project.

**Date of Application:** December 10, 2008

**Completeness Date:** December 10, 2008

**Notice of Application Date:** December 18, 2008

**Applicant Contact:** Sally Nichols, 425-452-2727

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

**SEPA Planner:** Matthews Jackson, 425-452-2729

**SEPA Planner email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)

##### 2009 Land Use Code Amendment – Factoria Courter Honda

**Location:** citywide

**File Number:** 08-136448 AD

**Description:** Implement policy direction in Policy S-FA-26.5 of the Factoria Subarea Plan by amending the Land Use Districts Chart at LUC 20.10.440 to broaden the allowance of retail auto sales from 116<sup>th</sup> Avenue to include the OLB area of Honda Auto Center along SE 36th Street, west of the ravine located at about 133rd Avenue SE and east of the Newport Corporate Campus located at 132nd Avenue SE.

**Concurrency Determination:** N/A

**Recommendation:** Approval

**Public Hearing Before the Planning Commission:**

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**Applicant Contact:** Sally Nichols, 425-452-2727

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

**SEPA Planner:** Matthews Jackson, 425-452-2729

**SEPA Planner email:** [mjackson@bellevuewa.gov](mailto:mjackson@bellevuewa.gov)