



# Weekly Permit Bulletin

October 16, 2014

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.
- 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.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- 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 How do I / Get involved / E-mail News. 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

[City of Bellevue Programmatic Vegetation Management](#)

**Location:** Citywide

**Neighborhood:** City-Wide

**File Number:** 14-141563-LO

**Description:** Application for Critical Areas Land Use Programmatic Permit approval for regular, routine management of vegetation within critical areas and critical area buffers within City-owned properties including rights of way throughout the City.

**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:** October 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 23, 2014

**Completeness Date:** October 9, 2014

**Applicant:** City of Bellevue

**Applicant Contact:** Geoff Bradley, Parks Department, 425-452-5242

**Planner:** Heidi Bedwell, 425-452-4862

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

#### NOTICE OF APPLICATION

[S Mart – Newport Hills](#)

**Location:** 5629 119<sup>th</sup> Avenue SE

**Neighborhood:** Newport Hills

**File Number:** 14-141566-LM

**Description:** Preliminary SEPA review to convert tenant improvement space into a 22,709 square foot grocery store. Work includes interior renovation, exterior storefront improvements, structural repairs, and painting. The existing parking lot will be re-striped and existing landscaping will be protected and maintained. No new landscaping is proposed.

**Approvals Required:** SEPA 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:** October 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 18, 2014

**Completeness Date:** October 16, 2014

**Applicant:** Paul Wu

**Applicant Contact:** Paul Wu, Wu Architecture, 425-503-2182

**Planner:** Bradley Calvert, 425-452-6930

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

#### NOTICE OF APPLICATION

[South Commons Shops](#)

**Location:** 300 Bellevue Square

**Neighborhood:** Downtown Bellevue

**File Number:** 14-142045-LM

**Description:** Preliminary SEPA review to convert an existing 3-story Penney's department store, as a single anchor tenant, into multi-tenant retail space. The total area of the 3-story building is 198,000 square feet. The project includes conversion of 66,000 square feet of the lowest level from interior tenant space to approximately 35,500 square feet for 65 parking stalls and 30,500 square feet for new retail space. Upper levels will be converted to multiple tenant spaces. The building footprint will not enlarge. Approximately 66,000 square feet of the lower level will be demolished for the lower level work.

**Approvals Required:** SEPA 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:** October 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 1, 2014

**Completeness Date:** October 2, 2014

**Applicant:** Bradley Smith, Sclater Partners, 206-624-8682

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

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

## NOTICE OF APPLICATION

### [Peterson Boat Lift Relocation](#)

**Location:** 6220 Hazelwood Ln. SE

**Neighborhood:** Factoria

**File Number:** 14-142133-WE

**Description:** Application for SEPA Threshold Determination to relocate an existing boat lift under an existing covered moorage.

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

**Minimum Comment Period Ends:** October 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Approvals Required:** SEPA approval and ancillary permits and approvals.

**Date of Application:** October 3, 2008

**Completeness Date:** October 9, 2008

**Applicant:** L.L. Peterson

**Applicant Contact:** Evan Wehr, Ecco Design Inc., 206-706-3937

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

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

## NOTICE OF APPLICATION

### [Puget Sound Energy Lakeside Substation Rebuild](#)

**Location:** 13615 SE 26<sup>th</sup> St.

**Neighborhood:** Richards Valley

**File Number:** 14-141095-LO

**Description:** Application for Critical Areas Land Use Permit approval to rebuild an existing 115kV electrical substation, including removal of existing equipment, foundations, a maintenance building, and control house building. Improvements will include replacement of 12 existing 115kV dead end bays and construction of a new control building

within the existing substation and maintenance building footprints. Existing stormwater facilities inside the substation are proposed to be reconstructed with stormwater collection in catch basins and routed to a pond south of the substation fence. The project includes temporary guying or replacement of 11 transmission poles outside the substation fence. Three wood poles will be added on a temporary basis to facilitate substation construction.

**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:** October 30, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 12, 2014

**Completeness Date:** October 9, 2014

**Applicant Contact:** Kerry Kriner, Puget Sound Energy, 425-462-3821

**Planner:** Heidi Bedwell, 425-452-4862

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

## Notice of Decision

## NOTICE OF DECISION

### [Thanh H Dinh](#)

**Location:** 2712 164<sup>th</sup> Avenue NE

**Neighborhood:** Northeast Bellevue

**File Number:** 13-123812-LH

**Description:** Land Use approval of a Home Occupation Permit to establish a hair and nail business, operating Tuesday through Friday, 9:00am to 5:00pm. The proposed business does not include any non-resident employees, but will include client visits.

**Decision:** Approval with Conditions

**SEPA:** Exempt

**Appeal Period Ends:** October 30, 2014, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 9, 2013

**Completeness Date:** September 17, 2013

**Notice of Application Date:** September 26, 2013

**Applicant:** Thanh H Dinh

**Applicant Contact:** Thanh H Dinh, 425-556-4184

**Planner:** Laurie Tyler, 425-452-2728  
**Planner Email:** [lyler@bellevuewa.gov](mailto:lyler@bellevuewa.gov)

## NOTICE OF DECISION

### Office 415

**Location:** 415 106<sup>th</sup> Avenue NE  
**Neighborhood:** Downtown Bellevue  
**File Number:** 14-124031-LD  
**Description:** Design Review approval to construct a 16-story office tower (322,765 square feet) with street level retail and a branch bank with an ATM drive through. The project includes 676 parking stalls in a 7 level underground parking garage.  
**Decision:** Approval with Conditions  
**Concurrency Determination:** Certificate of Concurrency Issued  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** October 30, 2014, 5 PM. Refer to page one for information on how to appeal a project.  
**Date of Application:** February 3, 2014  
**Completeness Date:** October 16, 2014  
**Notice of Application Date:** March 27, 2014  
**Applicant:** Schnitzer West  
**Applicant Contact:** Christian Grange, NBBJ, 206-662-1232  
**Planner:** Bradley Calvert, 425-452-6930  
**Planner Email:** [bcalvert@bellevuewa.gov](mailto:bcalvert@bellevuewa.gov)

## NOTICE OF THRESHOLD DETERMINATION

### Russell Moorage Piles

**Location:** 5081 Lakehurst Lane  
**Neighborhood:** Factoria  
**File Number:** 14-141046-WE  
**Description:** SEPA Threshold Determination to remove one existing 12-inch wood moorage pile and six other wood piles and the installation of two new 12 inch moorage piles in Lake Washington.  
**Decision:** Approval  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Appeal Period Ends:** October 30, 2014, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** September 12, 2014  
**Completeness Date:** September 19, 2014  
**Notice of Application Date:** September 25, 2014

**Applicant:** Michael Russell  
**Applicant Contact:** Ted Burns, Seaborn Pile Driving Co, 206-236-1700  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## NOTICE OF THRESHOLD

### DETERMINATION

### Clearing and Grading Code Minor Amendments

**Location:** City-wide  
**Neighborhood:** City-Wide  
**File Number:** 13-134670-AB  
**Description:** SEPA Threshold Determination for minor amendments to the City of Bellevue Clearing and Grading Code (Chapter 23.76 of the Bellevue City Code) relating to permitting and erosion and sedimentation control requirements, to improve clarity and usability, improve internal Clearing and Grading Code consistency, and correct inaccurate, outdated, or unnecessary citations.  
**Decision:** Approval  
**Concurrency Determination:** N/A  
**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.  
**Date of Application:** November 26, 2013  
**Completeness Date:** September 8, 2014  
**Notice of Application Date:** September 18, 2014  
**Applicant Contact:** Michael Bergstrom, City of Bellevue Development Services Department, 425-452-2970  
**SEPA Planner:** Michael Paine, 425-452-2739  
**Planner Email:** [mbergstrom@bellevuewa.gov](mailto:mbergstrom@bellevuewa.gov)