



The Weekly Permit Bulletin

August 12, 2010

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

An Residence Stream Stabilization

Location: 16 Cascade Key

Neighborhood: Newport

File Number: 10-114857-LO

Description: Application for Land Use approval to install stream stabilization within a Type F stream, and a retaining wall in a toe of slope structure setback. Mitigation plantings and a NGPA are proposed.

Approvals Required: Critical Areas Land Use Permit Approval, and 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: August 26, 2010, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 07, 2010

Completeness Date: July 05, 2010

Applicant Name: Steven Mu Sin An

Applicant Contact: Brad Thiele,
Northwest Environmental, 206-234-2520

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF APPLICATION

Woodland Commons Townhomes

Location: 13906 NE 9th Place

Neighborhood: Crossroads

File Number: 10-117201-LD

Description: Application for Design Review approval to construct 66 additional apartment units amongst 2 new buildings within an existing apartment community.

Approvals Required: Land Use 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: August 26, 2010, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 30, 2010

Completeness Date: July 28, 2010

Applicant Contact: Rick Anderson,
Rick Anderson Architects, 206-697-7728

Planner: Mike Upston, 425-452-2970

Planner Email: mupston@bellevuewa.gov

NOTICE OF APPLICATION

Underground Storage Tanks

Location: 14014 Bel Red Road

Neighborhood: Bel-Red

File Number: 10-117441-GC

Description: Application for Land Use approval to remove three underground fuel storage tanks and replace with 700 cubic yards of structural fill.

Approvals Required: Land Use 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: August 26, 2010, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 07, 2010

Completeness Date: July 30, 2010

Applicant Name: Ara Manoogian

Applicant Contact: Ken Khorami, Avalon Mgmt., 206-310-5127

Planner: Ken Thiem, 425-452-2728

Planner Email: kthiem@bellevuewa.gov

NOTICE OF APPLICATION AND LIST OF INITIATED APPLICATIONS

2010 Amendments to the Bellevue Comprehensive Plan Initiated by City Council action

Approvals required: Planning Commission recommendation after public hearing to consider amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130(2)(b).

SEPA: Threshold Determination required for the Comprehensive Plan Amendment. 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.

A list of the individual amendments under consideration follows.

Minimum comment period ends: August XX, 2010, 5 p.m. Refer to page one for information on how to comment on a project.

NOTICE OF APPLICATION

Transportation-related CPA

- **Transportation Element Figure TR.2 – Travel Demand Forecasts**

This figure that incorporates GMA-required travel demand forecasts is out of date. Updating the figure will reflect accurate numbers for the redefined Mobility Management Area (MMA) boundaries modified by the Bel-Red CPA.

- **Updated description of 120th Avenue improvements** Project descriptions for 120th Avenue NE are currently included in two different parts of the Comprehensive Plan due to the project encompassing both the Wilburton and Bel-Red subareas. This amendment will update the project description for the segment south of NE 8th Street for consistency with the project as defined in the Bel-Red Subarea Plan.
- **Updated description of NE 15th/16th Street** This project was adopted as part of the Bel-Red Subarea Plan. It will be appropriate to update the project description in the Comprehensive Plan to reflect fall 2010 Council direction.
- **Updated description of Bel-Red Road from NE 20th St to NE 24th St** This road segment on the border between Bellevue and Redmond has different project improvement designations in the Bel-Red Subarea Plan and the Bridle Trails, Bel-Red, and Crossroads Transportation Facility Plan (TFP). This update will resolve those differences.
- **Classify NE 10th Street from 112th to 116th Avenue NE**

The new NE 10th Street extension over I-405 needs to be added to the Comprehensive Plan street classifications at

Figure TR.3 – Existing Arterials and Freeways with Street Classifications – in the Transportation Element.

Location: N/A

File Number: 10-120231 AC

Date of Application: August 2, 2010

Completeness Date: August 2, 2010

Applicant Contact: Nicholas Matz AICP, 425-452-5371

Planner: Nicholas Matz AICP, 425 452-5371

Planner email: nmatz@bellevuewa.gov

NOTICE OF APPLICATION

Carport Addition

Location: 12648 NE 4th St.

Neighborhood: Wilburton

File Number: 10-118225-LS

Description: Application for a Land Use Variance to reduce front yard setback from 20' (required for the R-3.5 Land Use District) to 13'5" to accommodate a carport.

Approvals Required: Variance Approval, Concurrency Review, and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: August 26, 2010, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 23, 2010

Completeness Date: August 04, 2010

Applicant Contact: Joseph Eiffert, Eiffert Architecture, 425-821-9817

Planner: Christina Behar, 425-452-4442

Planner Email: cbehar@bellevuewa.gov

NOTICE OF APPLICATION

Pacific Regent Phase II

Location: 919, 915, 923, 919 109th Avenue NE

Neighborhood: Northwest Bellevue

File Number: 10-117762-LD

Description: This application is solely to re-vest the original design approval for Phase II (06-112898-LD), issued, 03-13-2008. The proposed project remains a 22-Story tower with 152-units, over underground parking with upgrades to the existing tower's façade and parapet and a 3-story podium addition with a rooftop garden. This review will confirm that the design still conforms/complies with current policies/requirements. Changes to the original design/decision are not anticipated unless required for the proposal to achieve conformance/compliance with current policies/requirements.

Approvals Required: Land Use Approval, Concurrency Review, and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: August 26, 2010,

5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 14, 2010

Completeness Date: August 02, 2010

Applicant Name: The Fountains at Pacific Regent

Applicant Contact: Jerry McDevitt, Mithun, Inc, 206-623-3344

Planner: Ken Thiem, 425-452-2728

Planner Email: kthiem@bellevuewa.gov

Decisions

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Eastside Torah Center

Location: 16199 Northup Way

Neighborhood: Crossroads

File Number: 09-108130-LB

Description: Recommendation for Conditional Use approval to construct a new religious facility and educational center, 8,773 square feet in size, two-stories in height, with associated parking, landscaping and utilities. The site is located in the R-3.5 zoning district.

SEPA: Determination of Non-Significance (DNS)

Concurrency Determination: N/A

Appeal Deadline Ends: August 26, 2010, 5 PM

Public Hearing: Thursday, August 26, 2010, 7PM, Council Chambers, 450 110th Ave

Date of Application: March 24, 2009

Completeness Date: April 16, 2009

Notice of Application Date: April 30, 2009

Applicant Name: Eastside Torah Center

Applicant Contact: Darla Reese,

HBA Design Group LLC, 425-252-2826

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

Fidler Noxious Species Removal

Location: 1841 132nd Pl SE

Neighborhood: Wilburton

File Number: 10-105438-GJ

Description: SEPA threshold determination for Land Use approval to remove noxious invasive plants (primarily blackberry and English ivy) and debris on property with steep slopes critical area buffers.

SEPA: Determination of Non-Significance (DNS)

Concurrency Determination: N/A

Appeal Deadline Ends: August 26, 2010, 5PM

Date of Application: February 05, 2010

Completeness Date: March 11, 2010

Notice of Application Date: June 10, 2010

Applicant Contact: Dr. Brett Fidler, 425-765-6496

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

Woxland Slope Buffer Modification

Location: 4505 172nd Avenue SE

Neighborhood: Eastgate/Cougar Mountain

File Number: 10-113250-LO

Description: Critical Areas Land Use Permit Approval to reduce a top-of-slope buffer to allow reconstruction of a rockery wall and landscaping improvements.

Decision: Approval with Conditions

SEPA: Exempt

Concurrency Determination: N/A

Appeal Deadline Ends: August 26, 2010, 5 PM

Date of Application: June 03, 2010

Completeness Date: June 21, 2010

Notice of Application Date: June 24, 2010

Applicant Contact: Dan and Kirsten Woxland, Property Owners, 425-641-0605

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov