

Weekly Permit Bulletin January 25, 2018

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.
- Click the name of the project to view digital plans.

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. <u>Link to Form</u>

• 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:

Access our city website at www.bellevuewa.gov and click on Permits/Zoning and Land Use/ Public Notices and Participation /Subscribe. 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 110th 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

Lago Mar Pier

Location: 1258 W Lake Sammamish Pkwy SE **Subarea:** Southeast Bellevue **File Number:** 17-130486-WG **Description:** Application for a Shoreline Substantial Development Permit to construct a new dock and boatlift for an existing singlefamily residence on Lake Sammamish. The dock will be 478 SF, 107 feet long, 4 feet wide, with a 13.5-foot x 6-foot ell section at the end. Decking is grated to allow light passage. The dock is supported with fourteen 4-inch diameter steel piles, and constructed of ACZA treated fir. A freestanding portable boatlift will be installed next to the new pier. Proposal will remove an existing rail system extending into the lake and remove an existing boathouse on the lakeshore. Proposal includes 10-foot wide shoreline planting. All activities would take place in Lake Sammamish and the 100-year floodplain.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

SEPA: Determination of Non-Significance is expected. Refer to page one regarding use of the Optional DNS Process.

Minimum Comment Period Ends: February 26, 2018. Refer to page one for information on how to comment on a project.

Date of Application: December 11, 2017 Completeness Date: January 2, 2018 Applicant: Lago Mar, LLC (Brian Heberling) Applicant Contact: Greg Ashley, Ashley Shoreline Design and Permitting, 425-957-9381, greg@shoreline-permitting.com Planner: Peter Rosen, 425-452-5210 Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Abib Landscaping Location: 14159 NE 27th St Subarea: Bridle Trails File Number: 17-130624-LO Description: Application for Critical Areas Land Use Permit approval for modifications within the stream buffer of Valley Creek, associated with an enforcement action (17-110682-EA). The modifications include removal of one hazard tree and installation of a 641-square foot (SF) play area and 38-SF patio within the 50-foot stream buffer. The proposal includes 849 SF of stream buffer enhancement with native trees and shrubs.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period Ends: February 8, 2018. Refer to page one for information on how to comment on a project.

Date of Application: December 13, 2017 Completeness Date: January 2, 2018 Applicant Contact: Elbio Renato T Abib, 425-269-8803

Planner: Peter Rosen, 425-452-5210 Planner Email: prosen@bellevuewa.gov

NOTICE OF APPLICATION

Wilburton Park Residences

Location: 11918 SE 5th St including parcels 9399700496, 9399700500, 9399700505, 9399700510, 9399700520, 9399700525, 9399700530, 9399700535, 9399700625, 9399700631, 9399700635, 9399700640, 9399700645, 9399700650, 9399700655, 9399700660

Subarea: Wilburton/NE 8th St.

File Number: 17-130887-LO and 17-130888-LS

Description: Land use review of a proposal to construct 15 single-family residences, roads, and The Weekly Permit Bulletin - January 25, 2018, Page 2

associated infrastructure on 16 undeveloped lots in the R-20 and R-10 zones adjacent to Wilburton Hill Community Park. This proposal replaces a 2016 proposal that was cancelled on this site for multifamily development. The project proposes development through the reasonable use exception process and to modify steep slope critical areas and reduce top-of-slope buffers and toe-of-slope setbacks through a Critical Areas Land Use Permit application (17-130887-LO). The applicant requests relief from certain zoning requirements as part of this proposal (17-130888-LS).

Approvals Required: Critical Areas Land Use Permit approval. Land Use Code Variance 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: February 8, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: December 19, 2018 Completeness Date: January 16, 2018 **Applicant:** Suntec Townhome Applicant Contact: Nora Pena Klenner, Suntec Townhome, 206-892-8818, npk.bejelit@gmail.com Planner: Reilly Pittman, 425-452-4350 Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION

Katon – Home Occupation Location: 17233 SE 42nd PL Neighborhood: Factoria **File Number:** 17-131143-LH **Description:** Application for Land Use approval of a Home Occupation Permit to rent two bedrooms as a short-term rental. No exterior or interior alterations of the home are proposed. Approvals Required: Land Use approval and ancillary permits and approvals **SEPA:** Exempt Minimum Comment Period Ends: February 8, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: December 27, 2018 Completeness Date: January 16, 2018 Applicant: Dennis Katon, benk@weidner.com **Planner:** Kimo Burden, 425-452-5242 Planner Email: cburden@bellevuewa.gov

NOTICE OF APPLICATION Spanish Revival

Location: 5449 Lake Washington Blvd SE Subarea: Newport Hills **File Number:** 17-131132 LH **Description:** Application for Land Use approval for a Home Occupation Permit to operate a short-term bedroom rental business. Hours of operation will be 24 hours per day. Approvals Required: Land Use approval and ancillary permits and approvals **SEPA:** Exempt Minimum Comment Period Ends: February 8, 2018, 5 PM. Refer to page one for information on how to comment on a project. Date of Application: December 26, 2017 Completeness Date: January 17, 2018 Applicant Contact: Kathleen Voelbel, 386-479-3402, kathleen.voelbel@gmail.com Planner: Veronica Guenther, 425-452-2044 Planner Email: vguenther@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Eastside Children's Academy

Location: 1535 116th Avenue NE **Subarea:** Bel-Red **File Number:** 17-125870-LM **Description:** Land Use approval under the State Environmental Policy Act (SEPA) for a proposed change of use in an existing building from an office to a child day care center that will generate more than 30 trips during the PM peak hour.

Decision: N/A

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: February 8, 2018, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 11, 2017 **Completeness Date:** October 26, 2017 **Notice of Application Date:** November 2, 2017

Applicant: Jenny Tan, Eastside Children's Academy

Applicant Contact: Nazim Nice, Motionspace Architecture, 206-204-0490, <u>nazim@motion-</u> <u>space.com</u> Planner: Reilly Pittman, 425-452-4350 Planner Email: <u>rpittman@bellevuewa.gov</u>

Notice of Public Hearing

NOTICE OF PUBLIC HEARING **East Bellevue Community Council Extension of Interim Official Control** regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted. Location: City-Wide Subarea: City-Wide File Number: 17-118783-AD **Description:** The **East Bellevue Community Council** will hold a public hearing during its Regular Meeting on Tuesday, February 6, 2018 at 6:30 p.m., in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider and take final action on Ordinance No. 6398 extending an Interim Official Control regarding the permit process required to establish a homeless shelter and identifying the Land Use Districts where a homeless shelter may be permitted. The Interim Official Control was adopted for a period of six months to be in effect while the City develops permanent regulations related to the permitting and siting of homeless shelters. The Growth Management Act, RCW 36.70A.390, authorizes cities to renew the interim official zoning control for one or more six-month periods if a public hearing is held and findings of fact are made prior to each renewal. Approval Required: Resolution by EBCC Date of Application: January 22, 2018 **Completeness Date:** January 22, 2018 **Applicant:** City of Bellevue Staff Contact: Carol Helland, Code and Policy Director, 425-452-2724 Staff Email: chelland@bellevuewa.gov