



Weekly Permit Bulletin

October 17, 2013

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 2nd 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 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 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 Shoreline Master Program Land Use Code Consistency Amendments

Location: City Wide

Neighborhood: City Wide

File Number: 11-103228-AD

Description: Amendments to the Land Use Code to ensure consistency with the proposed Shoreline Master Program update. These consistency amendments do not include any amendments to the current or draft Shoreline Master Program or the Shoreline Overlay District (Part 20.25E LUC).

Approvals Required: Planning Commission recommendation, City Council approval; subject to the disapproval jurisdiction of the East Bellevue Community Council.

SEPA: A Determination of Non-Significance (DNS) addressing (1) the Updated Shoreline Master Program, (2) Amendments to Part 20.25E LUC (Shoreline Overlay District), and (3) the currently-proposed Consistency Amendments was issued May 5, 2011.

Minimum Comment Period: October 31, 2013. This date reflects the minimum amount of time required by state law for providing a public comment opportunity. However, pursuant to the Bellevue Land Use Code, the Development

Services Department accepts comments throughout development of a Land Use Code Amendment up to and until such time as the City Council takes final action.

Date of Application: January 20, 2011

Applicant Contact: Mike Bergstrom, Principal Planner, City of Bellevue, 425-452-2970

SEPA Planner: Matthews Jackson, 425-452-2729

SEPA Planner Email:

mjackson@bellevuewa.gov

NOTICE OF APPLICATION

[Culver Residence Bulkhead](#)

Location: 375 Shoreland Dr SE

Neighborhood: West Bellevue

File Number: 13-122011-WE

Description: Application for SEPA threshold determination to remove and replace an existing bulkhead across the shoreline frontage of a property located on Lake Washington. The project includes the installation of spawning gravel as mitigation.

Approvals Required: Land Use 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 31, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: August 5, 2013

Completeness Date: September 12, 2013

Applicant: Karen Culver

Applicant Contact: Ted Burns, Seaborn Pile Driving Co, (206) 947-4010

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Lee Short Plat](#)

Location: 1460 173rd Avenue NE

Neighborhood: Northeast Bellevue

File Number: 12-113590-LN and 12-127214-LO

Description: Preliminary Short Plat and Critical Areas Land Use Permit approval to subdivide a 1.34 acre property and create a new second lot. Due to steep slopes and an adjacent

stream the subdivision is subject to the conservation subdivision requirements and proposes to modify the buffer which protects the steep slope. Two single-family homes are proposed for construction with associated improvements for utilities and access.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

Appeal Period Ends: Thursday, October 31, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 9, 2012

Completeness Date: October 19, 2012

Notice of Application Date: November 8, 2012

Applicant Contact: David Black, Mitchell Homes, 425-750-3430

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

Martinez Short Plat

Location: 10417 NE 17th Street

Neighborhood: Northwest Bellevue

File Number: 13-102750-LN

Description: Preliminary Short Plat approval to subdivide one.47 acre lot, zoned R-4, into two lots and create an easement for access and utilities. Each new lot will average .23 acres.

Approvals Required: Land Use approval and ancillary permits and approvals

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: October 31, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 3, 2013

Completeness Date: January 24, 2013

Notice of Application Date: February 7, 2013

Applicant: David & Edilsa Martinez

Applicant Contact: Kevin Cleary, Goldsmith Engineering, 425-462-1080

Planner: Carol Orr, 425-452-2896

Planner Email: corr@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

Ai Bao Bao International

Location: 14044 NE 8th St

Neighborhood: Crossroads

File Number: 13-121417-LM

Description: SEPA Threshold Determination to convert an existing office building to a preschool with an outdoor playground.

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 31, 2013, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 23, 2013

Completeness Date: August 21, 2013

Notice of Application Date: August 29, 2013

Applicant Contact: Brian Kim, Studio 19 Architects, (206) 466-1225

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

Notice of Public Hearing

NOTICE OF PUBLIC HEARING

Interim Official Controls Regulating Single-Family Dwelling Room Rentals

Location: City-Wide

File Number: 13-131195-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **Bellevue City Council** will hold a public hearing during its 8:00 pm Regular Session meeting on **Monday, November 4**, in the City Council Chamber in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance extending interim official zoning control regulating the rental of multiple rooms in single-family dwellings to unrelated individuals. On September 23, 2013, the Bellevue City Council adopted Ordinance No. 6128 adopting an official interim zoning control regulating the rental of multiple rooms in single-family dwellings for a period of six months to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations. The purpose of the November 4, 2013 public hearing is to provide an opportunity to take written and oral comments regarding the interim

regulations and their potential extension for a six month period. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official control provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official control for one or more six-month periods if a subsequent public hearing is held.

Translation and American Sign Language services are available upon 48 hours notice. Please call (425) 455-4162 (voice) or 711 (TDD Relay Service) if you require interpretation services.

Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Myrna Basich, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. All written comments received by the City Clerk or Director will be transmitted to the City Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Mike Bergstrom, Principal Planner, Development Services Department, City of Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to mbergstrom@bellevuewa.gov. Comments must be received by 5:00 pm. on November 4, 2013.

Applicant Contact: Mike Bergstrom, City of Bellevue Development Services Department, 425-452-2970

Questions relating to the public hearing process: Myrna Basich, City Clerk, 425-452-2733

NOTICE OF PUBLIC HEARING
[Interim Official Controls Regulating Single-Family Dwelling Room Rentals](#)

Location: City-Wide

File Number: 13-131195-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a public hearing during its Regular Meeting on **Tuesday, November 5**, in the Lake

Hills Boys & Girls Club, 15228 Lake Hills Boulevard, to consider an ordinance extending interim official zoning control regulating the rental of multiple rooms in single-family dwellings to unrelated individuals. On September 23, 2013, the Bellevue City Council adopted Ordinance No. 6128 adopting an official interim zoning control regulating the rental of multiple rooms in single-family dwellings for a period of six months to be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations. The East Bellevue Community Council approved the interim regulations on October 1, 2013. The purpose of the November 5, 2013 public hearing is to provide an opportunity to take written and oral comments regarding the interim regulations and their potential extension for a six month period. Following the public hearing the East Bellevue Community Council will take action on the ordinance. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official control provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official control for one or more six-month periods if a subsequent public hearing is held.

Translation and American Sign Language services are available upon 48 hours notice. Please call (425) 455-4162 (voice) or 711 (TDD Relay Service) if you require interpretation services.

Comments: Any person may participate in the public hearing by submitting written comments to the East Bellevue Community Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the East Bellevue Community Council at the hearing. All written comments received by the Deputy City Clerk will be transmitted to the East Bellevue Community Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Mike Bergstrom, Principal Planner, Development Services Department, City of

Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to mbergstrom@bellevuewa.gov. Comments must be received by 5:00 pm. on November 4, 2013.

Applicant Contact: Mike Bergstrom, City of Bellevue Development Services Department, 425-452-2970

Questions relating to the public hearing process: Michelle Murphy, Deputy City Clerk, 425-452-6466

**NOTICE OF PUBLIC HEARING
Interim Official Controls Regulating
Recreational Marijuana Uses**

Location: City-Wide
13-131194-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a public hearing during its Regular Meeting on **Tuesday, November 5**, in the Lake Hills Boys & Girls Club, 15228 Lake Hills Boulevard, to consider an ordinance extending interim official zoning control regulating recreational marijuana producers, processors, and retailers. On October 21, 2013, the Bellevue City Council is scheduled to adopt an ordinance implementing an official interim zoning control regulating recreational marijuana uses for a period of six months. This interim zoning control will be in effect while the City drafts, considers, holds hearings, and adopts permanent regulations. The purpose of the November 5, 2013 public hearing is to provide an opportunity to take written and oral comments regarding the interim regulations and their potential extension for a six month period. Following the public hearing the East Bellevue Community Council will take action on the ordinance. The Growth Management Act, RCW 36.70A.390, authorizes cities to adopt interim official control provided cities hold a public hearing within 60-days of adoption. Cities may also renew the interim official control for one or more six-month periods if a subsequent public hearing is held.

Translation and American Sign Language services are available upon 48 hours notice. Please call (425) 455-4162 (voice) or 711 (TDD Relay Service) if you require interpretation services.

Comments: Any person may participate in the public hearing by submitting written comments to the East Bellevue Community Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the East Bellevue Community Council at the hearing. All written comments received by the Deputy City Clerk will be transmitted to the East Bellevue Community Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Catherine Drews, Legal Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to cdrews@bellevuewa.gov. Comments must be received by 5:00 pm. on November 5, 2013.

Applicant Contact: Catherine Drews, City of Bellevue Development Services Department, 425-452-6134

Questions relating to the public hearing process: Michelle Murphy, Deputy City Clerk, 425-452-6466

**NOTICE OF FINAL HEARING
Medical Cannabis Collective Gardens LUCA
Location:** City-Wide

File Number: 13-112380-AD

Public Hearing: NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a final public hearing during its Regular Meeting on **Tuesday, November 5**, in the Lake Hills Boys & Girls Club, 15228 Lake Hills Boulevard, to consider the Medical Cannabis Collective Garden Land Use Code Amendment as applicable within the jurisdiction of the East Bellevue Community Council. On October 21, 2013, the Bellevue City Council is scheduled to adopt an ordinance implementing the Planning Commission's recommendation to amend the Land Use Code to implement permanent regulations for collective gardens. The code amendment provides performance standards and prohibits medical cannabis collective gardens in residential areas. The gardens are allowed in the

General Commercial, Bel-Red Commercial, and Light Industrial land use districts. The amendments are based on Ordinance No. 6058 that implements an interim zoning control regulating collective gardens. File No. 13-112380-AD.

Translation and American Sign Language services are available upon 48 hours notice. Please call (425) 455-4162 (voice) or 711 (TDD Relay Service) if you require interpretation services.

Comments: Any person may participate in the final public hearing by submitting written comments to the East Bellevue Community Council in care of Michelle Murphy, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the East Bellevue Community Council at the hearing. All written comments received by the Deputy City Clerk will be transmitted to the East Bellevue Community Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Catherine Drews, Legal Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to cdrews@bellevuewa.gov. Comments must be received by 5:00 pm. on November 5, 2013.

Applicant Contact: Catherine Drews, City of Bellevue Development Services Department, 425-452-6134

Questions relating to the public hearing process: Michelle Murphy, Deputy City Clerk, 425-452-6466