



Weekly Permit Bulletin

November 21, 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

[Buxbaum Residence Geologic Hazard Critical Area Structure Setback Modification](#)

Location: 486 W. Lake Sammamish Pkwy NE
Neighborhood: Northeast Bellevue
File Number: 13-133205-LO

Description: Application for Critical Areas Land Use Permit approval to locate a tram within a steep slope geologic hazard critical area and modify the structure setback from 75-feet to 0-feet in order to construct a new single family residence. The existing residence is proposed to be demolished.

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: December 5, 2013, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: October 25, 2013

Completeness Date: November 12, 2013

Applicant Contact: John DeForest, DeForest Architects, 206-262-0820

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

NOTICE OF APPLICATION

CH Salon Home Occupation Permit

Location: 1330 179th Ave NE

Neighborhood: Northeast Bellevue

File Number: 13-133653-LH

Description: Application for Land Use Approval of a Home Occupation Permit to operate an in-home salon Wednesday and Friday between 1pm-4pm and Saturday from 10am-4pm. Only one client will be onsite at a time.

Approvals Required: Home Occupation Permit approval, and ancillary permits and approvals

Concurrency Determination: N/A

SEPA: Exempt

Date of Application: November 5, 2013

Completeness Date: November 19, 2013

Applicant Contact: Crystal Hancock, 425-891-3066

Planner: Leah Chulsky, 425-452-6834

Planner Email: lchulsky@bellevuewa.gov

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

[Barrier Porsche Dealership](#)

Location: 11830 NE 8th Street

Neighborhood: Wilburton/NE 8th St.

File Number: 13-119197-LM

Description: Demolition five single story commercial structures and construction of a new auto sales and service facility with approximately 33,000 SF. Includes associated site work and improvements, and remediation activities which include the removal of underground storage tanks and the removal of petroleum-contaminated soils.

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

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

Date of Application: June 27, 2013

Completeness Date: July 18, 2013

Notice of Application Date: July 25, 2013

Applicant: Lance Mueller & Associates/Architects

Applicant Contact: Lance Mueller, 206-323-2553 ext. 102

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

Main Street Gateway

Location: 10328 Main Street

Neighborhood: West Bellevue

File Number: 13-107469-LD

Reason for Re-Notice: To update plan set to reflect most current plans under this approval.

Description: Design Review approval to develop a 6-story, multi-family, mixed-use project with 369 residential units, approximately 24,475 square feet of commercial space at the ground level and underground parking with 625 spaces. Applicant will demolish six buildings to construct new project.

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

Date of Application: February 22, 2013

Completeness Date: March 22, 2013

Notice of Application Date: April 11, 2013

Applicant: Vander Hoek Corporation

Applicant Contact: Kevin Cleary, Baylis Architects, 425-454-0566

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

Notice of Public Hearing

NOTICE OF PUBLIC HEARING AND STAFF RECOMMENDATION

Shoreline Master Program Land Use Code Consistency Amendments

Location: City-Wide

Neighborhood: City-Wide

File Number: 11-103228-AD

Description: Application for Land Use Code amendments to ensure consistency with the draft 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), but will amend portions of the following Land Use Code provisions: LUC 20.10.060 (Interpretation of map boundaries); LUC 20.10.400 (Use chart described – interpretation); LUC 20.10.420 (Interpretation of land use charts by Director); LUC 20.10.440 (Use Charts); Chapter 20.20 LUC (General Requirements); Chapter 20.25H LUC (Special and Overlay Districts – Part 20.25H LUC (Critical Areas Overlay District) and Part 20.25M LUC (Light Rail Overlay District)); Part 20.30 LUC (Permits and Decisions); Part 20.35 LUC (Review and Appeal Procedures); Part 20.40 LUC (Administration and Enforcement); and Part 20.50 LUC (Definitions). For more information on the Shoreline Master Program Update project visit http://www.bellevuewa.gov/shoreline_management_involvement.htm.

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

Staff Recommendation: Approval

Public Hearing before the Planning Commission:

NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its meeting on **Wednesday, December 11, 2013**. Note that while the meeting will begin at **6:30 pm**, the public hearing is likely to start at **8:00 pm** or later. The meeting will be held in the Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider an ordinance adopting amendments to the Land Use Code to ensure consistency with the draft Shoreline Master Program. No amendments are proposed to the current or draft Shoreline Master Program or the Shoreline Overlay District (Part 20.25E LUC). 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.

Applicant Contact: Mike Bergstrom, City of

Bellevue Development Services Department,
425-452-2970, or mbergstrom@bellevuewa.gov.

**NOTICE OF PUBLIC HEARING AND
RECOMMENDATION**

**[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 draft 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), but will amend portions of the following Land Use Code provisions: LUC 20.10.060 (Interpretation of map boundaries); LUC 20.10.400 (Use chart described – interpretation); LUC 20.10.420 (Interpretation of land use charts by Director); LUC 20.10.440 (Use Charts); Chapter 20.20 LUC (General Requirements); Chapter 20.25H LUC (Special and Overlay Districts – Part 20.25H LUC (Critical Areas Overlay District) and Part 20.25M LUC (Light Rail Overlay District)); Part 20.30 LUC (Permits and Decisions); Part 20.35 LUC (Review and Appeal Procedures); Part 20.40 LUC (Administration and Enforcement); and Part 20.50 LUC (Definitions). For more information on the Shoreline Master Program Update project visit http://www.bellevuewa.gov/shoreline_management_involvement.htm.

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

Staff Recommendation: Approval.

Courtesy Hearing before the East Bellevue Community Council: NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a courtesy hearing during its 6:30 pm meeting on **Tuesday, December 3, 2013**, in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider an ordinance adopting amendments to the Land Use Code to ensure consistency with the draft Shoreline Master Program. No amendments are proposed to the current or draft Shoreline Master Program or the

Shoreline Overlay District (Part 20.25E LUC). Any person may participate in the courtesy 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 courtesy 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 courtesy hearing. Written comments will also be accepted and may be mailed or emailed to Mike Bergstrom, Principal Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, Washington, 98009-9012 or by email to mbergstrom@bellevuewa.gov. Comments must be received by 5:00 pm on December 2, 2013.

Applicant Contact: Mike Bergstrom, City of Bellevue Development Services Department, 425-452-2970, or mbergstrom@bellevuewa.gov.

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