



Weekly Permit Bulletin

December 11, 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 2nd 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 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 Decision

NOTICE OF DECISION

[AMCUT Building](#)

Location: 10133 Main Street

Neighborhood: Downtown Bellevue

File Number: 14-128644-LD

Description: Design Review approval to demolish an existing two-story office building, located behind the Gordon James Fine Diamonds retail building, and construct an approximately 1,600 square foot two-story office building in the same location. The proposed exterior color and materials of the proposed office building will complement those of the existing retail building at the front of the property. Minor site improvements include upgrades to the existing landscaping and walkway between the two structures.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 8, 2014

Completeness Date: May 6, 2014

Notice of Application Date: May 8, 2014

Applicant: Gordon Raine

Applicant Contact: Arne Hall, AJH
Development Services LLC, 425-269-9899

Planner: Laurie Tyler, 425-452-2728

Planner Email: lyler@bellevuewa.gov

NOTICE OF DECISION

[Hill Variance](#)

Location: 9625 SE Shoreland Dr

Neighborhood: Southwest Bellevue

File Number: 14-132999-LS

Description: Approval of Land Use Code Variance to reduce the required 20 foot front yard setback to 13 feet in the R-3.5 zoning district.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 22, 2014

Completeness Date: June 22, 2014

Notice of Application Date: August 21, 2014

Applicant: Zack and Lauren Hill

Applicant Contact: Thomas Isarankura, Baan Design, 206-295-0992

Planner: Drew Folsom, 425-452-4441

Planner Email: dfolsom@bellevuewa.gov

NOTICE OF DECISION

[Sterling Heights Tree Replacement](#)

Location: 3820 130th Ln SE

Neighborhood: Factoria

File Number: 14-133744-LO

Description: Vegetation Management Plan approval to remove and replace 24 mature, non-native pine trees within a critical area steep slope and steep slope buffer. A mitigation planting plan and geotechnical report are included in this application.

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: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 5, 2014

Completeness Date: June 19, 2014

Notice of Application Date: August 21, 2014

Applicant Contact: Cash M. Carr, Cash M. Carr Technical Services, 360-301-5671
Planner: David Wong, 425-452-4282
Planner Email: dwong@bellevuewa.gov

NOTICE OF DECISION

[T-Mobile – SE0 1908D Dry Cleaners](#)

Location: 5629 119th Avenue SE
Neighborhood: Newport Hills
File Number: 14-136874-LA
Description: Administrative Conditional Use Permit approval to upgrade an existing stealth antenna array, located at the top of an existing 60' PSE light pole, located within the center of the parking lot of the subject site. Modifications include replacement of 3 existing antennas with 3 new panel antennas, along with the installation of ancillary equipment behind and below the antennas. Minor changes to the existing equipment within the equipment shed, located adjacent to the on-site commercial building are also proposed. The purpose of these modifications is for network upgrades relating to the transition to LTE-4G.

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: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: July 21, 2014
Completeness Date: October 22, 2014
Notice of Application Date: October 30, 2014
Applicant: T-Mobile c/o Michael Cady
Applicant Contact: Michael Cady, Telco Pacific, 425-785-0444
Planner: Laurie Tyler, 425-452-2728
Planner Email: tyler@bellevuewa.gov

NOTICE OF DECISION

[Sprint Wireless Antenna Modification SE73XC030](#)

Location: 13601 SE 10th St
Neighborhood: Southeast Bellevue
File Number: 14-138304-LA
Description: Administrative Conditional Use Permit approval to add 2 new antennae and 2 Remote Radio Heads to an existing utility pole within the Puget Sound Power and Light

Easement on a residential zoned site. No additional ground equipment is proposed.

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: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 1, 2014
Completeness Date: August 28, 2014
Notice of Application Date: September 11, 2014

Applicant: Pacific Telecom Services
Applicant Contact: Meghan Howey, Pacific Telecom Services, 206-343-6398
Planner: Carol Orr, 425-452-2896
Planner Email: corr@bellevuewa.gov

NOTICE OF DECISION

[City of Bellevue Programmatic Vegetation Management](#)

Location: Citywide
Neighborhood: City-Wide
File Number: 14-141563-LO
Description: Approval of a Critical Areas Land Use programmatic Permit approval for the regular, routine management of vegetation within critical areas and critical area buffers within City-owned properties including rights of way throughout the City.
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: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 23, 2014
Completeness Date: October 9, 2014
Notice of Application Date: October 16, 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

NOTICE OF THRESHOLD DETERMINATION

[Bartell’s Drug Store Remodel and Expansion](#)

Location: 10116 NE 8th Street

Neighborhood: Downtown Bellevue

File Number: 14-142241-LM

Description: SEPA Threshold Determination for a full tenant interior remodel and an approximately 5,600 square foot building expansion to the existing Bartell’s Drug Store, located in Downtown Bellevue. Also proposed are modifications to the existing parking lot, including new parking stalls, striping and upgrades to the existing landscaping. As the proposal constitutes a remodel and expansion greater than 4,000 square feet, SEPA review is required.

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: December 26, 2014, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 6, 2014

Completeness Date: October 16, 2014

Notice of Application Date: October 23, 2014

Applicant: Brianne Tomlin, Magellan Architects

Applicant Contact: Brianne Tomlin, Magellan Architects, 425-885-4300

Planner: Laurie Tyler, 425-452-2728

Planner Email: tyler@bellevuewa.gov

NOTICE OF DECISION

[King County Court Building and Site Demolition](#)

Location: 585 112th Ave SE,

Neighborhood: Southwest Bellevue

File Number: 14-143207-GD

Description: Land use approval for the demolition of an existing 21,773 square foot building and approximately 47,951 square feet of asphalt and concrete paving.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: December 26, 2014,

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

Date of Application: October 24, 2014

Completeness Date: November 6, 2014

Notice of Application Date: November 13, 2014

Applicant: Ken Kroeger, City of Bellevue Parks Department

Applicant Contact: Richard VanDeMark, 425-222-7645

Planner: Heidi Bedwell, 425-452-4862

Planner Email: hbedwell@bellevuewa.gov

[Notice of Department Decision-Variance From The Shoreline Master Program](#)

Location: Specific sections of the East Link light rail system within Bellevue’s Shoreline Overlay District requiring Variance from the City’s Shoreline Master Program. See complete description in attached staff report.

Neighborhood: Southwest Bellevue

File Number: 13-135765-LS

Description: Washington State Department of Ecology approval of Variance from the City of Bellevue Shoreline Master Program for specific sections of the East Link light rail system within Bellevue’s Shoreline Overlay District. See attached staff report for complete project description.

Appeal Period Ends: The Washington State Department of Ecology transmitted its decision on the shoreline substantial development permit and shoreline variance to the City of Bellevue on December 9, 2014. Any appeal of either permit must be filed with the Shorelines Hearings Board within 21 days of the date of decision transmittal by the Washington State Department of Ecology to the City. See RCW 90.58.140(6) and 90.58.180. Appeal must be filed with the Shoreline Hearings Board by December 30, 2014. For more information on filing an appeal please visit the Washington State Shoreline Hearings Board website at <http://www.eluho.wa.gov/Board/SHB> or the Washington State Shoreline Hearings Board Information Pamphlet at <http://www.eluho.wa.gov/Pages/Documents/SHBYRTBH.pdf>.

Appeal Deadline: The deadline for filing an appeal with the Washington State Shoreline Hearings Board is December 30, 2014

Applicant: Sound Transit

Applicant Contact: Ellie Ziegler, Sound
Transit, 206-398-5135

City of Bellevue Planner: David Pyle, 425-
452-2973

City of Bellevue Planner Email:

dpyle@bellevuewa.gov

State Department of Ecology Planner: Joe
Burcar, 425-649-7145

State Department of Ecology Planner Email:

Joe.Burcar@ecy.wa.gov