



Weekly Permit Bulletin

December 17, 2015

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.

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 Check Status / Weekly Permit Bulletin / Alerts. 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 Public Meeting

NOTICE OF PUBLIC MEETING

BOSA – Bellevue Way

Location: 120 Bellevue Way NE & 10429 NE 2nd Street

Subarea: Downtown Bellevue

File Number: 15-124509-LD

Description: Application for Design Review approval to construct a 21-story residential tower containing 142 units, above a 4 to 5 level podium and three levels of underground parking. Ground level retail and amenities will front Bellevue Way NE and NE 2nd Street, which will have 2 and 3 levels of residential units above to create the podium. The three levels of underground parking will provide for approximately 284 parking spaces for residential, retail and visitor uses. Currently the properties are improved with two restaurants, a retail jewelry store and associated parking for both uses.

Approvals Required: Design Review 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.

Public Meeting: January 14, 2016, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-120

Date of Application: September 30, 2015

Completeness Date: October 22, 2015

Notice of Application Date: October 22, 2015

Applicant Contact: Hossein Amanat, Amanat Architect, 604-433-9812, mail@amanatarchitect.com

Planner: Toni Pratt, 425-452-5374

Planner Email: tpratt@bellevuewa.gov

Notice of Application

NOTICE OF APPLICATION AND PUBLIC MEETING

Palmer Preliminary Short Plat

Location: 15340 SE 22nd Street

Subarea: Southeast Bellevue

File Number: 15-125983-LN

Description: Application for Preliminary Short Plat Permit approval to short plat one single family residential lot (approximately 0.5 acres) into three single family residential lots in the R-5 zoning district.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period: December 31, 2015

Public Meeting: January 5, 2016, 6:30PM; Lake Hills Clubhouse, 15228 Lake Hills Blvd

Date of Application: October 28, 2015

Completeness Date: November 19, 2015

Applicant: Doug Palmer

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

[The Whitmore Critical Areas Permit & Shoreline S.D.](#)

Location: 905 & 907 Shoreland Drive

Subarea: Southwest Bellevue

File Number: 15-126335-LO & 15-126294-WG

Description: Application for Critical Areas Land Use Permit approval and Shoreline Substantial Development Permit review to construct a 5,891 gross square-foot addition to the existing residence. The proposal also includes the construction of a 790 gross square-foot cabana; construction of a new residential dock; construction of a previously permitted tram; and mitigation and restoration of associated critical areas and buffers.

Approvals Required: Critical Areas Land Use Permit approval, Shoreline Substantial Development 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: January 19, 2016, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 4, 2015

Completeness Date: December 7, 2015

Applicant Contact: Eric Drivdahl, Gelotte Hommas Architects, 425-828-3081

Planner: David Wong, 425-452-4282

Planner Email: dwong@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

[Auto Nation BMW](#)

Location: 11959 Northup Way

Subarea: Bel-Red

File Number: 15-129670-LO

Description: Application for Critical Areas Land Use Permit approval for a minor modification of the wetland buffer and to demolish a portion of the existing Lowe's retail building, and construct a new BMW auto retail establishment totaling 152,969 square feet of occupied space plus 56,889 SF of rooftop parking. The current Lowe's building is 141,398 SF. Note: 61,178 square feet of the existing Lowe's building will remain and be remodeled for the new project. (This square footage is included in the above descriptions.) Proposal will include 167 guest/employee parking stalls, 140 stalls for service vehicles, and 371 indoor and outdoor car display/ inventory parking stalls. The existing Lowe's retail store has 437 parking stalls total which will be reconfigured for the new BMW auto retail establishment. The project is located on approximately 8.6 acres at the southwest corner of 120th Avenue NE and Northup Way. Utilities and landscaping are included in the proposal.

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 31, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: January 13, 2016, 6 PM; Bellevue City Hall; 450 110th Ave NE,

Conference Room: 1E-126

Date of Application: December 11, 2015

Completeness Date: December 14, 2015

Applicant: Jeff Shupert, Auto Nation

Applicant Contact: Larry Tidball, Stantec Architecture, 949-923-6903,

Larry.Tidball@Stantec.com

Planner: Carol Hamlin, 425-452-2731

Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

[Living Montessori Daycare](#)

Location: 2445 140th Ave NE

Subarea: Bridle Trails

File Number: 15-127303-LM

Description: Application for SEPA Threshold Determination to establish a 8,247 square foot daycare within an existing multi-building office park. The new use requires approximately 54 parking spaces.

Approvals Required: Concurrency Review, 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: December 31, 2015, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: November 24, 2015

Completeness Date: December 10, 2015

Applicant: Afrose Amlani, Living Montessori Daycare

Applicant Contact: Nazim Nice, Motion-Space Architecture, 206-204-0490,

nazim@motion-space.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Foster Short Plat](#)

Location: 3220 106th Avenue SE

Subarea: Southwest Bellevue

File Number: 14-125784-LN

Description: Preliminary Short Plat approval to subdivide one single family lot into two (2) lots. Existing single family home will remain.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: December 31, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 26, 2014

Completeness Date: March 26, 2014

Notice of Application Date: April 10, 2014

Applicant: Jane Foster

Applicant Contact: C. Shawn O'Brien, 425-746-3992

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF DECISION

[Tina Ensminger Family Counseling](#)

Location: 11284 NE 37th Pl

Subarea: North Bellevue

File Number: 15-120683-LH

Description: Land Use approval of a Home Occupation Permit to offer in-home family and marital counseling. The proposed days of operation are Monday through Friday between the hours of 10:00 a.m. and 8:00 PM. No client visits on weekend days.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: December 31, 2015, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 11, 2015

Completeness Date: September 8, 2015

Notice of Application Date: November 5, 2015

Applicant Contact: Tina Ensminger, Tina Ensminger Counseling, LLC, 206-650-0254, tinaensmingercounseling@gmail.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Radford Building Rezone](#)

Location: 11 105th Avenue SE

Subarea: Downtown Bellevue

File Number: 15-120755-LQ

Description: Land Use recommendation for a site specific rezone of a 0.29 acre site from

Office (O) to Downtown Mixed Use (DNTN-MU)

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: SEPA determination previously issued on February 12, 2015, under permit #12-127970- AC.

Public Hearing: January 7, 2016, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers, 1E-126

Date of Application: August 12, 2015

Completeness Date: September 9, 2015

Notice of Application Date: October 29, 2015

Applicant Contact: Colin Radford, Tri-Western Syndicated, 425-455-8942

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Alamo Manhattan Rezone](#)

Location: 120 106th Avenue SE

Subarea: Downtown Bellevue

File Number: 15-120842 LQ

Description: Land Use recommendation for a site specific rezone of a 0.19 acre site from Office (O) and R-30 to Downtown Mixed Use (DNTN-MU)

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: SEPA determination previously issued on February 12, 2015, under permit #12-127970-AC.

Public Hearing: January 7, 2016, 7 PM; Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers, 1E-126

Date of Application: August 13, 2015

Completeness Date: September 11, 2015

Notice of Application Date: October 29, 2015

Applicant: Alamo Manhattan Properties, LLC

Applicant Contact: Brent Carson, VNF, 206-623-9372

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

[Vander Hoek Rezone](#)

Location: 141 102nd Avenue SE

Subarea: Downtown Bellevue

File Number: 15-120966-LQ

Description: Land Use recommendation for a site specific rezone of a 0.27 acre site from R-30 to Downtown Old Bellevue (DNTN-OB)

Recommendation: Approval with Conditions

Concurrency Determination: N/A

SEPA: SEPA determination previously issued on February 12, 2015, under permit #12-127970- AC.

Public Hearing: January 7, 2016, 7 PM;
Bellevue City Hall; 450 110th Ave NE,

Hearing Room: Council Chambers, 1E-126

Date of Application: August 17, 2015

Completeness Date: September 14, 2015

Notice of Application Date: October 29, 2015

Applicant Contact: Stu Vander Hoek, Vander Hoek Corporation, 425-453-1655

Planner: Elizabeth Stead, 425-452-2725

Planner Email: estead@bellevuewa.gov