



# Weekly Permit Bulletin

March 13, 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 2<sup>nd</sup> 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](http://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 450 110<sup>th</sup> 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

##### [Siahpush Residence](#)

**Location:** 15633 SE 54<sup>th</sup> St.

**Neighborhood:** Newcastle

**File Number:** 14-124106-LO

**Description:** Application for Critical Areas Land Use Permit approval to install landscaping in a steep slope through a vegetation management plan.

**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:** March 27, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 5, 2014

**Completeness Date:** March 12, 2014

**Applicant Contact:** Ali Siahpush, 303-630-9656

**Planner:** David Wong, 425-452-4282

**Planner Email:** [dwong@bellevuewa.gov](mailto:dwong@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

### [Goldenwood](#)

**Location:** 3736 163<sup>rd</sup> Avenue SE

**Neighborhood:** Eastgate

**File Number:** 14-124438-LL and 14-124437-LO

**Description:** Application for Preliminary Plat Permit approval and Critical Areas Land Use Permit approval to subdivide a 5.82 acre property into 18 lots on a site with streams, steep slope critical areas, and a small wetland. Due to the critical areas on the property the proposed plat is required to meet the requirements in LUC 20.45A for conservation subdivisions.

**Approvals Required:** Preliminary Plat approval, 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:** March 27, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** March 20, 2014, 7 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-120

**Date of Application:** February 12, 2014

**Completeness Date:** March 6, 2014

**Applicant:** Goldenwood LLC, Barry Margolese

**Applicant Contact:** Joshua Beard, Core Design, 425-885-7877

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

### [Temple B'Nai Torah and TC4](#)

**Location:** 15727 NE 4<sup>th</sup> Street

**Neighborhood:** Crossroads

**File Number:** 14-125534-LZ

**Description:** To provide temporary encampment for members of Tent City 4 (TC4) as an interim solution to eastside homelessness.

**Approvals Required:** Temporary Encampment 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:** April 3, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** April 3, 2014, 6:00 p.m., Temple B’Nai Torah, 15727 NE 4<sup>th</sup> Street

**Date of Application:** February 20, 2014

**Completeness Date:** March 5, 2014

**Applicant:** Temple B’Nai Torah

**Applicant Contact:** Rob Schatz, Temple B’nai Torah, 425- 269-2484

**Planner:** Toni Pratt, 425-452-5374

**Planner Email:** [tp Pratt@bellevuewa.gov](mailto:tp Pratt@bellevuewa.gov)

## **NOTICE OF APPLICATION AND LIST OF INITIATED APPLICATIONS**

### **2014 Annual Amendments to the Bellevue Comprehensive Plan**

**Approvals required:** Amendments initiated by the public are subject to a two-tiered process.

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the CPA work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action under RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

**Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.**

## Site Specific:

### Mountvue Place

**Location:** 14510 NE 20<sup>th</sup> St

**Subarea:** BelRed

**Neighborhood:** BelRed

**File Number:** 14-123964-AC

**Description:** Map change of 4.67 acres from split Bel-Red Commercial-Residential (BR-CR) and Bel-Red General Commercial (BR-GC) to Bel-Red Commercial-Residential (BR-CR)

**Date of Application:** January 31, 2014

**Completeness Date:** February 14, 2014

**Applicant Contact:** Joe Tovar 425-263-2792

**Planner:** Nicholas Matz AICP, 425-452-5371

**Planner Email:** [nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

### Bellevue Technology Center

**Location:** 2010 156<sup>th</sup> Avenue NE (reference)

**Subarea:** Crossroads

**Neighborhood:** Crossroads

**File Number:** 14-123945-AC

**Description:** Amend Crossroads Subarea Policy S-CR-66

**Date of Application:** January 31, 2014

**Completeness Date:** February 28, 2014

**Applicant Contact:** Ian Morrison 206 812-3380

**Planner:** Nicholas Matz AICP, 425-452-5371

**Planner Email:** [nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

## Notice of Decision

### **NOTICE OF THRESHOLD DETERMINATION**

#### J&J Bellevue Cordova Building

**Location:** 405 114<sup>th</sup> Avenue SE

**Neighborhood:** West Bellevue

**File Number:** 13-106688-GH

**Description:** Threshold Determination to remove trees made hazardous due to beaver activity on a property adjacent to Sturtevant Creek.

**Decision:** Approval

**Concurrency Determination:** N/A

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

**Appeal Period Ends:** March 28, 2013, 5 PM.

Refer to page one for information on how to appeal a project.

**Date of Application:** February 8, 2013  
**Completeness Date:** February 22, 2013  
**Notice of Application Date:** February 28, 2013  
**Applicant Contact:** Anne-Marie Neal, J&J  
Bellevue LLC, 206-727-6420  
**Planner:** Reilly Pittman, 425-452-4350  
**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

**NOTICE OF PUBLIC HEARING**  
[Recreational Marijuana Interim Zoning Ordinance](#)

**Location:** City-Wide  
**Neighborhood:** City-Wide  
**File Number:** 13-133386-AD

**Public Hearing:** NOTICE IS HEREBY GIVEN that the East Bellevue Community Council will hold a public hearing during its Regular Meeting on **Tuesday, April 1, 2014, at 5:30 pm (amendment 3-13-14: meeting starts at 6:30pm)** in the Lake Hills Clubhouse, 15230 Lake Hills Boulevard, to consider an ordinance extending interim official zoning control regulating recreational marijuana uses for an additional six months. On October 21, 2013, the Bellevue City Council adopted Ordinance No. 6133 B-1 adopting an official interim zoning control regulating the location of recreational marijuana producers, processors, and retailers and providing operation and performance criteria to protect neighborhoods from the impacts related to the operation of recreational marijuana uses. On December 2, 2013 the City Council held a public hearing pursuant to the Growth Management Act, RCW 36.70A.390, after which the Council affirmed that Ordinance No. 6133 B-1 would remain in effect for an initial period of six months, while the City drafts, considers, holds hearings, and adopts permanent regulations. On November 5, 2013 the East Bellevue Community Council also held a public hearing and adopted Ordinance No. 6133 B-1. On March 17, 2014, the City Council will consider extending Ordinance No. 6133 B-1 for an additional six-month period. If the Council extends Ordinance No. 6133 B-1, the purpose of the April 1, 2014 public hearing is to provide an opportunity to take written and oral comments regarding the potential extension of the interim regulations for an additional 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.

Written comments may be addressed to the East Bellevue Community Council in care of Charmaine Arredondo, Deputy City Clerk, P.O. Box 90012, Bellevue, WA 98009. Rules of Procedure are available at the City Clerk's Office.

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

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