



# Weekly Permit Bulletin

March 6, 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 AND PUBLIC MEETING

##### [Bellevue Apartments](#)

**Location:** 13902 NE 8<sup>th</sup> Street

**Neighborhood:** Wilburton/NE 8th St.

**File Number:** 12-132255-LQ

**Description:** Application for Land Use approval for a site specific rezone of a 1.84 acre site from Office (O) to R-30.

**Approvals Required:** City Council approval following Hearing Examiner hearing, and ancillary permits and approvals.

**SEPA:** Determination of Non-Significance. (Current proposal scope is the same as the previously approved Comprehensive Plan Amendment and is relying upon the DNS issued on October 3, 2013. See File # 12-132257 AC.)

**Minimum Comment Period Ends:** Thursday, March 20, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** Thursday, March 27, 2014, 4 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-109

**Date of Application:** December 12, 2012

**Completeness Date:** January 9, 2013

**Applicant:** Tsai Family LLC

**Applicant Contact:** Joseph W. Tovar, 425-263-2792

**Planner:** Elizabeth Stead, 425-452-2725

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

#### NOTICE OF APPLICATION

##### [Cabrera Pier](#)

**Location:** 2009 Killarney Way

**Neighborhood:** Southwest Bellevue

**File Number:** 14-124074-WG

**Description:** Application for Shoreline Substantial Development Permit approval to construct a new pier adjacent to a single family residential lot. The proposed pier would be grated and built to a dimension of 4 feet wide with a length of 71 feet and would be a minimum of 12 from the projected property lines in the water. The project also includes a mitigation planting plan.

**Approvals Required:** 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:** Monday, April 7, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 4, 2014

**Completeness Date:** February 27, 2014

**Applicant:** Luis Cabrera and Marcelle Stagno

**Applicant Contact:** Greg Rauch, Waterfront Construction, 206-548-9800

**Planner:** Heidi Bedwell, 425-452-4862

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

#### NOTICE OF APPLICATION

##### [Cordova Building Sediment Management](#)

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

**Neighborhood:** Southwest Bellevue

**File Number:** 14-124439-LO

**Description:** Application for Critical Areas Land Use Permit approval to remove sediment buildup within a stream culvert of Type-F Sturtevant Creek to maintain flow capacity through the culvert and prevent flooding of the property. This approval would renew the prior approval for this activity that was issued in 2009.

**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 20, 2014, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** February 24, 2014

**Applicant Contact:** Chase Dannen, J&J Management, 206-727-6480

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

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

### NOTICE OF APPLICATION

#### [Brookside Building Vegetation Management](#)

**Location:** 11400 SE 6<sup>th</sup> Street

**Neighborhood:** Southwest Bellevue

**File Number:** 14-124441-LO

**Description:** Application for Critical Areas Land Use Permit approval for a vegetation management plan for a commercial property that is bisected by Sturtevant Creek which is a Type-F stream.

**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:** Thursday, March 20, 2014, 5 PM. Refer to page one for information on how to comment on a project.

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

**Completeness Date:** February 24, 2014

**Applicant Contact:** Chase Dannen, J&J Management, 206-727-6480

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

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

### NOTICE OF APPLICATION

#### [Lukens Dock](#)

**Location:** 2015 Killarney Way

**Neighborhood:** West Bellevue

**File Number:** 14-124658-LO

**Description:** Application for Critical Areas Permit approval to construct a new dock and install a ground based boatlift. The proposed dock would be fully grated, 4 feet in width, 52 feet in length with a 6 by 8 foot ELL at the end of the pier. The pier will be supported by eight 8" steel piles. The pier will be located a

minimum of 12 feet from the extended property lines. The boatlift is proposed to be installed on the north side of the dock and the ELL projects to the south. The proposal includes shoreline planting at the water's edge. The project also requires a Shoreline Substantial Development Permit File #13-122010-WG that was noticed on August 29, 2013

[http://www.bellevuewa.gov/pdf/Land%20Use/8-29-13\\_WeeklyPermitBulletin.pdf](http://www.bellevuewa.gov/pdf/Land%20Use/8-29-13_WeeklyPermitBulletin.pdf). The project has since been modified to add an ELL section to the pier. Because the ELL is located in water depth less than 9 feet a Critical Areas Land Use Permit with a Critical Areas Report is also required to consider a variation from the water depth standard.

**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:** Thursday, March 20, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** February 18, 2014

**Completeness Date:** February 27, 2014

**Applicant:** Terrence Lukens

**Applicant Contact:** Ted Burns, Seaborn Pile Driving, 206-947-4010

**Planner:** Heidi Bedwell, 425-452-4862

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

### NOTICE OF APPLICATION

#### [Sound Transit East Link Extension Bel Red](#)

**Location:** 124<sup>th</sup> Ave NE to WSDOT Right-of-Way at approximately between 136<sup>th</sup> PI NE and 140<sup>th</sup> Ave NE

**Neighborhood:** Bel Red

**File Number:** 13-135564-LD

**Description:** Sound Transit is requesting a Design and Mitigation Permit for the portions of its East Link light rail transit system that will be within the Bel Red Corridor from 124<sup>th</sup> Ave NE to WSDOT Right-of-Way at approximately between 136<sup>th</sup> PI NE and 140<sup>th</sup> Ave NE. Design and Mitigation Permit review is a mechanism by which the City shall ensure that the design and proposed mitigation for temporary and

permanent impacts of a regional light rail transit system and facility is consistent with:

- a. The Comprehensive Plan including without limitation Light Rail Best Practices; and the policies set forth in Land Use Code (LUC) 20.25M.010.B.7; and
  
- c. All applicable standards and guidelines contained in City Codes including the procedures related to involvement of a Citizens Advisory Committee (CAC) as required by LUC 20.25M.035.

Sound Transit must also demonstrate compliance with Design and Mitigation Permit decision criteria as outlined in LUC 20.25M.030.C.3. Design and Mitigation Permit approval is a Process II Administrative Decision subject to the requirements of LUC 20.35.200 - 250. The public may submit written comments or provide oral testimony regarding Design and Mitigation Permits at CAC meetings held the first and third Wednesday of each month from 3 – 5 p.m. in the Council Conference Room at City Hall.

**Approvals Required:** Design and Mitigation Permit approval and ancillary permits and Approvals

**SEPA:** Final Environmental Impact Statement issued on July 15, 2011 and Final Supplemental Environmental Impact Statement issued on prepared by Sound Transit

**Minimum Comment Period Ends:** Thursday, March 20, 2014, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 17, 2013

**Completeness Date:** February 13, 2014

**Applicant:** Sound Transit

**Applicant Contact:** Justin Lacson, Sound Transit, 206-903-7566

**Contact Email:** [justin.lacson@soundtransit.org](mailto:justin.lacson@soundtransit.org)

**Planner:** Matthews Jackson, 425-452-2729

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

### Notice of Decision

#### NOTICE OF DECISION

[Vickers Residence](#)

**Location:** 830 W Lake Sammamish Pkwy. SE

**Neighborhood:** Southeast Bellevue

**File Number:** 13-131480-LO

**Description:** Land Use approval of a proposed single family residence on a lot with steep slope critical areas subject to the reasonable use provisions of Land Use Code 20.25H.

**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, March 20, 2014, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** October 21, 2013

**Completeness Date:** October 31, 2013

**Notice of Application Date:** November 7, 2013

**Applicant:** Brett Joseph Vickers

**Applicant Contact:** Josh Meharry, Rhodes Architecture, 206-552-5359

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

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