



Weekly Permit Bulletin

April 24, 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.

Public Hearings

NOTICE OF THRESHOLD REVIEW PUBLIC HEARING, STAFF RECOMMENDATION AND GEOGRAPHIC SCOPING 2014 Annual Amendments to the Bellevue Comprehensive Plan

2014 List of Initiated Applications

Notice of Application: March 13, 2014

Approvals required: (1) Planning Commission recommendation after public hearing to consider Threshold Review for amendments to the Comprehensive Plan. City Council takes final action under RCW 36.70A.130 and RCW 36.70A.470. (2) The City shall consider the geographic scope of site-specific amendments through LUC 20.30I.130.A.1.a.ii. The proposed amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

A list of the individual amendments under consideration follows.

Public Hearing before the Planning

Commission: 6:30 p.m., Wednesday, May 14, 2014, Council Conference Room, Lobby Floor, Bellevue City Hall, 450 110th Ave NE. 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.

Site Specific:

Mountvue Place

Location: 14510 NE 20th St

Subarea: Bel Red

Neighborhood: Bel Red

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)

Staff Recommendation: Include the application in the CPA 2014 annual work program.

Geographic Scope: Do not expand the geographic scope.

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

Bellevue Technology Center

Location: 2010 156th Avenue NE (reference)

Subarea: Crossroads

Neighborhood: Crossroads

File Number: 14-123945-AC

Description: Amend Crossroads Subarea Policy S-CR-66

Staff Recommendation: Do not include the application in the CPA 2014 annual work program.

Geographic Scope: Do not expand the geographic scope.

Date of Application: January 31, 2014

Completeness Date: February 14, 2014

Applicant Contact: Ian Morrison 206-812-3380

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

Planner Email: nmatz@bellevuewa.gov

Notice of Application

RE-NOTICE OF APPLICATION

Office 415

Location: 415 106th Avenue NE

Neighborhood: Downtown Bellevue
File Number: 14-124031-LD
Description: Re-notice of Application for Design Review. The purpose of this re-notice is to clarify the appended documents. The documents appended on March 27, 2014 erroneously included building plans for an unrelated project. The applicant seeks Design Review approval to construct a new 16 story office building of 355,362 gross square feet (excluding parking areas) with approximately 2,800 gross square feet of retail and approximately 6,200 gross square feet for a Bank of America branch bank to be located at the sidewalk level, building common spaces on the 2nd level and office space on levels 3 to 16. An eight level underground parking garage for 692 parking stalls will be provided as part of this project. The site area is 0.882 acres. The project includes demolition of the existing 6,446 gross square foot one story Bank of America building and canopy. Site improvements include site utilities and street level landscaping.
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.
Minimum Comment Period Ends: May 8, 2014, 5 PM. Refer to page one for information on how to comment on a project.
Public Meeting Held: April 10, 2014, 6 pm; Bellevue City Hall; 450 110th Ave NE
Conference Room: 1E-112
Date of Application: February 3, 2014
Completeness Date: February 27, 2014
Applicant: Christian Grange, 206-662-1232
Planner: Carol Hamlin, 425-452-2731
Planner Email: chamlin@bellevuewa.gov

NOTICE OF APPLICATION

Newport Vista Plat Amendment
Location: 5448 Lake Washington Blvd SE
Neighborhood: Newport Hills
File Number: 14-128343-LF
Description: Application for Land Use approval to amend a previously recorded short plat to relocate the lot line separating lots 6 & 7 as well as the private access/utilities easement.
Approvals Required: Land Use approval, Concurrency Review and ancillary permits and

approvals
SEPA: Exempt
Appeal Period Ends: May 8, 2014, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: April 1, 2014
Completeness Date: April 16, 2014
Applicant: Geo Dimensions Inc
Applicant Contact: Jacob Miller, Geo Dimensions Inc, 425-458-4488
Planner: Leah Chulsky, 425-452-6834
Planner Email: lchulsky@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Li Short Plat

Location: 2931 112th Avenue SE
Neighborhood: Southwest Bellevue
File Number: 13-117661-LN
Description: Land Use approval of a proposal to subdivide an 18,606 square foot lot, creating one new lot on this property zoned R-4.
Decision: Approval with Conditions
Concurrency Determination: N/A
SEPA: Exempt
Appeal Period Ends: May 8, 2014, 5 PM. Refer to page one for information on how to appeal a project.
Date of Application: June 13, 2013
Completeness Date: June 25, 2013
Notice of Application Date: July 3, 2013
Applicant: Jen Li
Applicant Contact: Andy McAndrews, Geo Dimensions, 425-233-6081
Planner: Reilly Pittman, 425-452-4350
Planner Email: rpittman@bellevuewa.gov

NOTICE OF DECISION

New Bellevue Nissan

Location: 3235 148th Avenue SE
Neighborhood: Eastgate
File Number: 13-122633-LD
Description: Design Review approval to redevelop existing vacant development into a new car dealership. Former athletic club building and parking structure will remain and be upgraded. Building at 14648 Eastgate Way (formerly Cane's Motel) will be demolished and access to the dealership will be off of Eastgate Way.

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: May 8, 2014, 5 PM.
Refer to page one for information on how to appeal a project.

Date of Application: August 14, 2013

Completeness Date: September 12, 2013

Notice of Application Date: September 19, 2013

Applicant Contact: Dennis Boone, DBA Architects, 360-791-8926

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF 60-Day 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 **Bellevue City Council** will hold a public hearing during its 6:00 pm Study Session meeting on **Monday, May 12, 2014** in the Council Conference Room, 1E-113, in Bellevue City Hall, 450 110th Ave NE, Bellevue, to consider amendments to Ordinance No. 6156 requiring recreational marijuana retail outlets be located no closer than 1,000 feet to another recreational marijuana retail outlet. As authorized under the Growth Management Act (GMA), 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 as required under the GMA, after which the Council affirmed that Ordinance No. 6133 B-1 would remain in effect for an initial period of six months, until April 21, 2014, while the City drafts, considers, holds hearings, and adopts permanent regulations. The GMA allows cities to renew the interim official control for one or more six-month periods if a subsequent

public hearing is held. On March 17, 2014, the Bellevue City Council extended the interim control by adopting Ordinance No. 6156, which Council amended by motion and vote to impose the new separation requirement. The purpose of the ~~March~~ May 12, 2014 public hearing is to provide an opportunity to take written and oral comments regarding the 1,000 foot separation requirement between recreational marijuana retail outlets.

Meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone 425-452-7810 or 711 (TDD Relay Service) if you require interpretation services at least 72 hours in advance. Assisted Listening Devices are available upon request

Comments: Any person may participate in the public hearing by submitting written comments to the City Council in care of Myrna Basich, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or the Director of the Development Services Department at the same address before the public hearing, or by submitting written comments or making oral comments to the City Council at the hearing. All written comments received by the City Clerk or Director will be transmitted to the City Council no later than the date of the public hearing. Written comments will also be accepted and may be mailed or e-mailed to Catherine Drews, Development Services Department, City of Bellevue, P. O. Box 90012, Bellevue, Washington, 98009-9012 or by e-mail to cdrews@bellevuewa.gov. Comments must be received by 5:00 pm. on May 12, 2014.

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