



Weekly Permit Bulletin

May 20, 2021

Providing official notice of land use applications, meetings, decisions, recommendations, hearings and appeals of land use decisions within the City of Bellevue

****IMPORTANT INFORMATION****

In order to slow the spread of the novel coronavirus (COVID-19) and minimize infections, Bellevue City Hall has been closed to public access until further notice. For more information <https://bellevuewa.gov/city-government/departments/development>

How to use this Bulletin

To learn more about a project:

- Click the name of the project to view digital plans.
- Submit online a request to review the project file <https://bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records>
- Call the planner assigned to the project to make arrangements to review the project files. [Development Services Department Contacts](#)

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.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form. [Link to Form](#)
- To file an appeal electronically please email to cityclerk@bellevuewa.gov and cc: hearingexaminer@bellevuewa.gov or mail to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- 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:

Access our city website at www.bellevuewa.gov and click on Permits/Land Use Development/ Public Notices and Participation/Weekly Permit Bulletins. Click Subscribe. 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:

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE.



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

[Bucklin Pier](#)

Location: 2452 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 21-106615-WG

Description: Shoreline Substantial Development Permit review of a proposal on Lake Sammamish to remove an existing 284 square-foot residential pier and construct a new 477 square-foot residential pier. The proposal also includes the location and installation of one (1) pier-mounted personal watercraft lift and one (1) ground-based, covered boatlift.

Approvals Required: Shoreline Substantial Development Permit approval and ancillary permits and approvals

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

Minimum Comment Period Ends: June 21, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 26, 2021

Completeness Date: May 7, 2021

Applicant Contact: Gregory Ashley, Ashley Shoreline Design & Permitting, 425-957-9381, greg@shoreline-permitting.com

Planner: David Wong, 425-452-4282

Planner Email: DWong@Bellevuewa.gov

NOTICE OF APPLICATION

[Brar Kaur Residence](#)

Location: 2190 140th Pl SE

Subarea: Southeast Bellevue

File Number: 20-122611-LO

Description: Critical Areas Land Use Permit review of a proposal to permanently regrade a steep slope critical area and remove vegetation from portions of a Retained Vegetation Area (RVA) and Native Growth Protection Area (NGPA). The proposal includes the installation of nine (9) retaining walls and three (3) terraced-lawn areas within the regraded area. The proposal is supported by a geotechnical report and is associated with an enforcement action (19-110047-EA) for unpermitted clearing and grading work.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

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

Minimum Comment Period Ends: June 3, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: December 1, 2020

Completeness Date: May 12, 2021

Applicant Contact: Hamid Korasani, SAZEI Design Group LLC, 425-214-2280, hamidkorasani@yahoo.com

Planner: David Wong, 425-452-4282

Planner Email: DWong@Bellevuewa.gov

NOTICE OF APPLICATION

[Former Service Station Remedial Excavation](#)

Location: 14014 NE Bellevue-Redmond Road

Subarea: Bel-Red

File Number: 21-107030-GD

Description: Application for Land Use review of environmental remedial excavation within a stream buffer. The project will involve removal of paving and contaminated soils and replacement with clean and compacted soils in paved areas. Areas will be repaved at completion with asphalt.

Approvals Required: Land Use approval and ancillary permits and approvals

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

Minimum Comment Period Ends: June 3, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 5, 2021

Completeness Date: May 4, 2021

Applicant Contact: Wesley Willow, Kleinfelder, 724-612-0003, wwillow@kleinfelder.com
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

NOTICE OF APPLICATION

COBU – Lake Restoration for W Lake Sammamish Pkwy Sinkhole

Location: 2442 and 2436 W Lake Sammamish Pkwy SE

Subarea: Southeast Bellevue

File Number: 21-107192-LO

Description: Critical Areas Land Use Permit for the City of Bellevue Utilities Department to conduct restoration within the 100 year floodplain below the Ordinary High Water Mark (OHWM) of Lake Sammamish. In December of 2019, the city conducted emergency repairs to a sinkhole adjacent to W Lake Sammamish Parkway at 2442 W Lake Sammamish Pkwy SE. The temporary stormwater system was overwhelmed by heavy precipitation which caused erosion and deposition of material down slope onto the shoreline of the adjacent property at 2436 W Lake Sammamish Pkwy. Both sites were restored by the emergency work but approximately 150 cubic yards of material remains within Lake Sammamish and the floodplain along the shoreline. This proposal is to remove this material and restore the beach along the lake to the prior existing condition. Utilities also proposes to reduce the length of a stormwater outfall to be above the Ordinary High Water Mark and construct a new outfall, remove debris and three moorage piles, and plant native vegetation along the shoreline. This proposal includes an associated shoreline exemption application 21-107188-WD.

Approvals Required: Critical Areas Land Use Permit approval and ancillary permits and approvals

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

Minimum Comment Period Ends: June 3, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 8, 2021

Completeness Date: May 6, 2021

Applicant Contact: Abe Santos, City of Bellevue Utilities, 425-452-6456, asantos@bellevuewa.gov

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

NE 8th Partners Rezone

Location: 13635 and 13655 NE 8th Street

Subarea: Wilburton/NE 8th St.

File Number: 21-104902-LQ

Description: Application for Land Use approval for a site-specific rezone of two adjacent parcels on NE 8th Street. The two parcels are approximately 40,570 SF and the proposal would rezone the two parcels from Office (O) to Multi Family Residential (R-30). An amendment to the City's Comprehensive Plan to amend the Wilburton/NE 8th Street Subarea Plan map from Office (O) to Multi-Family High Density (MF-H) on the two parcels was approved under Ordinance 6560 in December of 2020.

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

SEPA: The current proposal is within the same scope as the previously approved Comprehensive Plan Amendment and is therefore relying upon the SEPA Threshold DNS previously issued under that permit (October 8, 2020, File 20-102741-AC).

Minimum Comment Period Ends: June 3, 2021, 5 PM. Refer to page one for information on how to comment on a project.

Public Meeting: June 1, 2021, 6:30 PM; East Bellevue Community Council Courtesy Hearing
The courtesy hearing will be held virtually via Zoom Webinar. Details on how to view the meeting, and provide written comments or sign up to provide oral testimony at the courtesy hearing, will be provided on the published agenda and can be found at:

<https://bellevue.legistar.com/Calendar.aspx>.

Date of Application: March 10, 2021

Completeness Date: April 2, 2021

Applicant Contact: Harold Moniz, Collins Woerman, 206-351-3088,

HMoniz@collinswoerman.com

Planner: Carol Orr, 425-452-2896

Planner Email: COrr@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Eastview Corporate Plaza

Location: 14725 SE 36th St & 14710 SE 36th St

Subarea: Eastgate

File Number: 20-120919-LO

Description: Critical Areas Land Use Permit approval of a proposal to construct a 40-stall surface parking lot within a steep slope and steep slope structure setback. The proposal includes frontage improvements along SE 36th St. and a mitigation planting plan containing 4,345 square feet of native vegetation. The proposal is supported by a critical areas report and geotechnical report.

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: June 3, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 10, 2020

Completeness Date: December 3, 2020

Notice of Application Date: December 31, 2020

Applicant Contact: Darren Murata, DOWL, 206-735-1662, dmurata@dowl.com

Planner: David Wong, 425-452-4282

Planner Email: DWong@Bellevuewa.gov

NOTICE OF DECISION

[PSE Gas Main Extension](#)

Location: Within the paved right-of-way of Lakehurst Ln between 4845 and 4885 Lakehurst Ln

Subarea: Factoria

File Number: 21-101407-WG

Description: Shoreline Substantial Development Permit approval of a Puget Sound Energy proposal to install a 2-inch gas main extension in the paved right-of-way of Lakehurst Ln. The extension will tie into the existing 2-inch gas main from 4855 Lakehurst Ln approximately 200 feet to the single-family residence located at 4855 Lakehurst Ln. The extension will require one 5-foot x 7-foot cut to tie into the existing line and seven 2-foot x 4-foot holes along the length to ensure correct placement. One 3-foot x 5-foot window cut, and one 8-inch radius pothole will also be cut into the pavement adjacent to 4885 Lakehurst Ln to ensure correct placement of the gas line and avoid existing utilities in the project area. The gas main extension will result in approximately 24 cubic yards of cut/fill to make and fill the holes.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Shoreline Permit Appeal Ends: 21-days from the date Department of Ecology receives the decision

Date of Application: January 14, 2021

Completeness Date: February 11, 2021

Applicant Contact: Erin Warren, Puget Sound Energy, 425-260-0252, erin.warren@pse.com

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF DECISION

[Seattle Boat Fuel Tank Replacement](#)

Location: 3911 Lake Washington Blvd. SE

Subarea: Factoria

File Number: 20-123606-WG

Description: Land Use approval of a Shoreline Substantial Development Permit for Seattle Boat to replace existing fuel tanks associated with their marina on Lake Washington. Two 5,000 gallon fuel tanks are currently located in a below grade vault which is proposed to be decommissioned. A new single 12,000 gallon fuel tank is proposed above grade, over the existing vault, and will use the existing fuel line connections.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: June 3, 2021, 5 PM.

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

Shoreline Permit Appeal Ends: 21-days from the date Department of Ecology receives the decision

Date of Application: December 24, 2020

Completeness Date: January 21, 2021

Notice of Application Date: January 28, 2021

Applicant: Alan Bohling

Applicant Contact: Troy Hussing, Ecco Design, 206-706-3937, troy@eccodesigninc.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF THRESHOLD DETERMINATION

[Hazard Tree Removal at 13205 SE 30th St.](#)

Location: 13205 SE 30th St.

Subarea: Richards Valley

File Number: 21-104669-GB

Description: Land Use approval of a proposal to remove two cottonwood trees deemed a hazard located adjacent to a parking lot and within the 50-foot stream buffer of Sunset Creek.

Approvals Required: Land Use approval and ancillary permits and approvals

Decision: N/A

Concurrency Determination: N/A

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

Appeal Period Ends: June 3, 2021, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: March 4, 2021

Completeness Date: April 1, 2021

Notice of Application Date: April 15, 2021

Applicant Contact: Karen Ngo, SLC Investment LLC, 425-246-3412, karen@pcacorporation.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov