



Weekly Permit Bulletin

November 12, 2020

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 mailing 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/Zoning and Land Use/ Public Notices and Participation /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

[Adam Pristera – Home Occupation](#)

Location: 10710 NE 10th St #1407

Neighborhood: Downtown

File Number: 20-108366-LH

Description: Application for Land Use Decision of a Home Occupation Permit for a home office and space for client visits for online E-commerce sales of firearms, apparel, and other sporting goods. The client visits are intended to provide services to the owners' friends and family, with no daily client visits from the general public. Shipments have been arranged with a UPS address to direct all business packages to that location to ensure a safer method of package delivery. If parking is necessary, there are approximately 30 parking spots available within existing open access retail and guest parking available for the building, handicap and electric car charging spaces are also available.

Notices of Application for this Home Occupation Permit were published on June 18, 2020 and July 16, 2020. Both of these previous Notices of Application contained errors in the Date of Application and Completeness Date. This is a new Notice of

Application with more detailed project description, corrected Date of Application and Completeness Date, and providing for a new comment period.

Approvals Required: Land Use approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: November 30, 2020, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 29, 2020

Completeness Date: April 29, 2020

Applicant: Adam Pristera,

support@thegunmanshow.com

Planner: Myles Long, 425-452-2044

Planner Email: mblong@bellevuewa.gov

Notice of Decision

NOTICE OF THRESHOLD DETERMINATION

[Unico Bellevue Connection](#)

Location: 550 106th Ave NE, Bellevue, WA 98004

Subarea: Downtown Bellevue

File Number: 20-114821-LM

Description: State Environmental Policy Act (SEPA) threshold determination. The project involves modifications to the Bellevue Connection building design and uses. These modifications include replacement of exterior façade on the north and west sides, weather resistant color coating on the south and east sides, replacement of awnings, and new roof mechanical equipment and screens. Minor site changes include regrading and replacement of the sidewalk on 106th Ave next to the building for ADA compliance, and regrading of the northeast corner of the site to provide a new retail entry. Existing exterior stairs and corridor areas will be enclosed, which will add approximately 9,801 square feet of gross floor area. No changes to the Compass Plaza are proposed.

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

Appeal Period Ends: November 30, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 24, 2020

Completeness Date: October 1, 2020

Notice of Application Date: October 8, 2020

Applicant: Jon O'Hare

Applicant Contact: Kevin Snook, ZGF Architects LLP, 206-582-5450,

kevin.snook@zgf.com

Planner: Kenneth George, 425-452-5264

Planner Email: kgeorge@bellevuewa.gov

NOTICE OF DECISION

[Cottonwood Tree Removal](#)

Location: 16641 SE 69th Way

Subarea: Newcastle

File Number: 20-114825-GJ

Description: Land Use approval to remove one (1) 35" diameter hazardous cottonwood tree from an untyped stream buffer adjacent to 166th Way SE. The proposal is supported by an arborist report and mitigation plan.

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: November 30, 2020, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 24, 2020

Completeness Date: October 5, 2020

Notice of Application Date: October 15, 2020

Applicant Contact: Katie Hogan, Tree Solutions, Inc, 206-586-9426,

katie@treesolutions.net

Planner: David Wong, 425-452-4282

Planner Email: dwong@Bellevuewa.gov