

**Category: Commercial****LUA12-095 / FRED MEYER FUEL STATION RENTON** **Status: APPROVED****Submittal Date:** 11/01/2012 **Acceptance Date:** 11/20/2012 **Decision Date:** 12/19/2012**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, , Administrative Site Plan**Address:**

53 SW SUNSET BLVD

**Description:****Applicant:** FREDMEYER STORE, INC.  
3800 SE 22ND AVE  
PORTLAND OR  
5037975617**Tax ID**

0007200209

**Contact:** BARGHAUSEN CONSULTING ENGINEERS INC  
18215 72ND AVE S  
KENT, WA  
4256561061**Owner:** FRED MEYER STORES INC  
PO BOX 35547  
TULSA OK  
C/O NICKEL & COMPANY**LUA12-083 / QFC Fuel Center #871** **Status: APPROVED****Submittal Date:** 09/26/2012 **Acceptance Date:** 10/30/2012 **Decision Date:** 11/21/2012**Associated Land Use Actions** , Environmental (SEPA) Review, Administrative Site Plan**Address:**

4615 NE 4TH ST

**Description:** The applicant has requested SEPA Environmental Review and Site Plan Review for the construction of a QFC Fuel Center featuring a 3,360 square foot canopy and a 160 square foot cashier's kiosk at 4615 NE 4th Street. The project would require the installation of a 20,000 gallon underground storage for unleaded fuel, and an 18,000 gallon split underground fuel taking divided between diesel and supreme unleaded fuel. The vacant site is located in the Commercial Arterial (CA) zone and is 22,092 square feet in size. A limited right-in/right-out access is proposed along NE 4th Street and full access is proposed for Duvall Avenue NE. Approximately 2,699 square feet would be dedicated to public right of way and 2,800 cubic yards of cut and fill activates is expected as a result of the application. There are 20 existing trees on the site, the applicant has proposed to clear the site and replant with 20 new trees. The site is located in the Aquifer Protection Zone 2, no other critical areas exist on the subject site. A stormwater study, traffic study, geotechnical report, and a critical areas reconnaissance were submitted with the application.

**Category: Commercial**

**LUA12-083 / QFC Fuel Center #871 Status: APPROVED**

**Applicant:** TIM HANSEN  
QFC REAL ESTATE MANAGER  
QUALITY FOOD CENTERS, INC.  
10116 NE 8TH STREET  
BELLEVUE, WA  
425-462-2163

**Tax ID**  
1523059124

**Contact:** ROBERT MCNEILL, SENIOR PLANNER  
BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVENUE S  
KENT, WA  
425-656-4061  
bmcneill@barghausen.com

**Owner:** EASTSIDE FUNDING LLC  
3933 LAKE WASHINGTON BLVD #100  
KIRKLAND WA

**Planner:** Vanessa Dolbee

**Reviewer:** Arnetta Henninger

**LUA12-081 / Renton Honda Status: APPROVED**

**Submittal Date:** 09/20/2012      **Acceptance Date:** 09/28/2012      **Decision Date:** 10/22/2012

**Associated Land Use Actions** , Environmental (SEPA) Review

**Address:** 3715 EAST VALLEY RD

**Description:** The applicant is requesting SEPA Environmental Review for the demolition of a 4,426 square foot greenhouse situated on a 9.26 acre site, zoned Industrial Medium (IM). The existing main building located on the property is currently vacant and is the proposed future site of the Renton Honda sales and service, while the adjacent building will remain operating as a motorcycle dealership. Following demolition of the greenhouse, the area where the greenhouse was located would then become parking spaces and an access drive to the future planned service garage for Renton Honda. The site is in the vicinity of a stream and wetland and contains seismic hazards.

**Applicant:** JERRY JONES JR.  
LANPHERE CONSTRUCTION AND DEVELOPMENT  
4160 SW 107TH AVE.  
BEAVERTON, OR  
503-718-7934

**Tax ID**  
1253600020

**Category: Commercial**

**LUA12-081 / Renton Honda Status: APPROVED**

**Contact:** STEVEN EGGLESTON  
 AXIS DESIGN GROUP  
 11104 SE STARK ST.  
 PORTLAND, OR  
 503-284-0988  
 stevene@axisdesigngroup.com

**Owner:** LAMPHERE PROPERTIES LLC/ATTN: JON WALSH  
 12505 SW BROADWAY ST  
 BEAVERTON OR  
  
 503-643-5577

**Planner:** Vanessa Dolbee

**LUA12-080 / 4TH & UNION MODIFICATION Status: APPROVED**

**Submittal Date:** 09/19/2012 **Decision Date:** 10/22/2012

**Associated Land Use Actions** Modification

**Address:** 4110 NE 4TH ST

**Description:** JSH Properties requests to modify existing Site Plan Approvals (LUA93-148 and 95-095) in order to pave an area within the existing shopping center to add 9 parking stalls, and to stripe 14 additional parking stalls. The 23 new stalls were previously shown on the Binding Site Plan for Union Ave Safeway in 1995, however, the stalls were not constructed or striped at the time.  
 A minor modification from an approved site plan is requested.

**Applicant:** EDWARDS DIANE L  
 JSH PROPERTIES INC  
 10655 NE 4TH STREET SUITE 901  
 BELLEVUE WA  
 425.283.5470  
 dianee@jshproperties.com

<b>Tax ID</b>
1023059128

**Owner:** 4TH & UNION RENTON  
 10655 NE 4TH ST #901  
 BELLEVUE WA  
 C/O JSH PROPERTIES

**Planner:** Jennifer Henning

**LUA12-078 / CHAI CHAO Status: APPROVED**

**Submittal Date:** 09/05/2012 **Acceptance Date:** 10/08/2012 **Decision Date:** 11/07/2012

**Category: Commercial**

**LUA12-078 / CHAI CHAO**

**Status: APPROVED**

**Associated Land Use Actions** , Modification, Administrative Site Plan

**Address:**

330 RAINIER AVE S

**Description:** The applicant, Chai Chao, is requesting Administrative Site Plan Review and a parking modification, for the construction of a new retail/restaurant structure with associated parking and landscaping. The proposed building would have a gross square footage of approximately 2,674 square feet. The vacant 8,840 square foot site is within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The subject property is located on the northeast corner of Rainier Ave S and S 3rd Pl. Access to the site would be provided via a curb cut along Rainier Ave S and a curb cut along S 3rd Pl. The proposal includes 12 parkign stalls. Per RMC 4-4-080 a maximum of 9 stalls are allowed on site; therefore the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed on site. There are no critical areas located on site.

**Applicant:**

CHAI CHAO  
10821 RAINIER AVE S  
SEATTLE, WA  
206-228-1498

**Tax ID**  
9228900005

**Contact:**

CATCH DESIGN STUDIO  
1405 BOYLSTON AVE  
SEATTLE, WA  
206-322-4323  
OFFICE@CATCHSTUDIO.COM

**Owner:**

CHAO CHAI & YEN  
10821 RAINIER AVE S  
SEATTLE WA

**Planner:**

Rocale Timmons

**Reviewer:**

Jan Illian

**LUA12-074 / RENTON YOUTH ADVOCACY CTR**

**Status: APPROVED**

**Submittal Date:** 08/23/2012

**Acceptance Date:** 09/19/2012

**Decision Date:** 10/30/2012

**Associated Land Use Actions** Hearing Examiner Cond. Use

**Address:**

1902 LAKE YOUNGS WAY SE

**Description:** The applicant is requesting approval of a Hearing Examiner Conditional Use Permit for the operation of the Rention Youth Advocacy Center (RYAC), a social/service organization at the 1,760 square foot Tiffany Park Building in the R-8 zone. RYAC would operate an after school drop-in program for middle and high school youth offering counseling, tutoring, and life skills services. Sports activities would also be offered. There are no changes in the park building or the park grounds proposed.

**Category: Commercial****LUA12-074 / RENTON YOUTH ADVOCACY CTR Status: APPROVED**

**Applicant:** HOUSTON JOHN  
 RENTON YOUTH ADVOCACY CENTER  
 339 BURNETT AVENUE SOUTH #311  
 RENTON WA  
 425.988.3400  
 houston.john@comcast.net

**Tax ID**

8645501400

**Contact:** SAME AS APPLICANT

**Owner:** RENTON CITY OF  
 1055 S GRADY WAY  
 RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Arnetta Henninger

**LUA12-072 / MCDONALD'S TRASH ENCLOSURE MOD Status: APPROVED**

**Submittal Date:** 08/16/2012

**Decision Date:** 12/07/2012

**Associated Land Use Actions** Modification

**Address:**

17630 108TH AVE SE

**Description:** REQUEST FOR MODIFICATION FROM URBAN DESIGN SIT. 'D' TRASH ENCLOSURE STANDARDS.

**Applicant:** HAZEN ALLISON  
 CORE STATES GROUP  
 150 LAKE STREET SUITE 212  
 KIRKLAND WA  
 425.406.7646

**Tax ID**

3223059119

**Contact:** SAME AS APPLICANT

**Owner:** MCDONALDS CORP 046/0138  
 PO BOX 182571  
 COLUMBUS OH

**Planner:** Gerlad Wasser

**LUA12-062 / WSADA HEADQUARTERS Status: APPROVED**

**Submittal Date:** 07/24/2012

**Acceptance Date:** 08/08/2012

**Decision Date:** 08/27/2012

**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, Administrative Site Plan

**Category: Commercial**

**LUA12-062 / WSADA HEADQUARTERS Status: APPROVED**

**Address:** 621 SW Grady Way

**Description:** The applicant is requesting Administrative Site Plan and Environmental (SEPA) Review for the construction of a two -story office building for the Washington State Auto Dealers Association headquarters; approximately 9,073 square feet in size. The project site consists of a 33,577 square feet of CA zoned property and is currently vacant. Surface parking, in the amount of 43 stalls, would be provided just east of the proposed structure. RMC 4-4-080 allows a maximum of 41 stalls for the proposed use. The applicant is requesting a parking modification in order to exceed the maximum number of parking stalls by two parking spaces. Access to the site is proposed via a curb cut along SW Grady Way and another access point is proposed along the existing public alley, abutting the property to the south, connecting Raymond Ave SW to Seneca Ave SW. There are no critical areas located on site.

**Applicant:** WASHINGTON STATE AUTO DEALERS  
16000 CHRISTENSEN RD #150  
TUKWILA WA  
206-433-6300

**Tax ID**  
3340404730

**Contact:** BERGMAN MAT  
BCRA  
2106 PACIFIC AVE #300  
TACOMA, WA  
253-627-4367  
mbergman@bcradesign.com

**Owner:** WSADA PROPERTY LLC  
16000 CHRISTENSEN RD #150  
TUKWILA WA

**Planner:** Rocale Timmons

**Reviewer:** Arnetta Henninger

**LUA12-053 / LUCKY DEVIL DOUGHNUTS Status: APPROVED**

**Submittal Date:** 07/03/2012

**Decision Date:** 07/13/2012

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 3715 EAST VALLEY RD

**Description:** MOBILE FOOD TRUCK AT HARLEY-DAVIDSON RENTON ON EAST VALLEY ROAD TO LOCATE AT SITE ON FRIDAYS.

**Applicant:** GOLDMAN JOSH  
LUCKY DEVIL  
10818 36TH AVE SW  
SEATTLE WA 98146  
206-755-9290

**Tax ID**  
1253600020

**Category: Commercial**

**LUA12-053 / LUCKY DEVIL DOUGHNUTS **Status: APPROVED****

**Owner:** LAMPHERE PROPERTIES LLC/ATTN: JON WALSH  
12505 SW BROADWAY ST  
BEAVERTON OR

**Planner:** Kris Sorensen

**LUA12-044 / MCDONALDS ON GRADY MOD **Status: APPROVED****

**Submittal Date:** 06/01/2012      **Acceptance Date:** 06/27/2012      **Decision Date:** 06/27/2012

**Associated Land Use Actions**      , Modification

**Address:** 401 S GRADY WAY

**Description:** SITE PLAN MOD FOR DUAL DRIVE THROUGH

**Applicant:** LLACUNA JOHN  
STANTEC ARCHITECTURE INC  
12034 134TH COURT NE SUITE 102  
REDMOND WA  
425.298.1066  
John.Llacuna@stantec.com

**Tax ID**  
1923059043

**Contact:** DUGIE RICHARD  
STANTEC ARCHITECTURE INC  
12034 134TH COURT NE SUITE 102  
REDMOND WA  
425.298.1068  
richard.dugie@stantec.com

**Owner:** RVA CENTER LLC  
520 PIKE ST #1500  
SEATTLE WA  
C/O SANDORFFY M & CO

**Planner:** Gerald Wasser

**LUA12-043 / EAGLE RIDGE APTS & OFF FPUD **Status: APPROVED****

**Submittal Date:** 05/29/2012      **Acceptance Date:** 06/28/2012      **Decision Date:** 09/14/2012

**Associated Land Use Actions** Final Planned Urban Dev

**Address:** 1600 BLOCK OF BENSON RD S  
1620 BENSON RD S

**Description:** The applicant is requesting a Final Planned Urban Development (FPUD) for a mixed used development including office and residential uses. The subject site is located at 1620 Benson

**Category: Commercial**

**LUA12-043 / EAGLE RIDGE APTS & OFF FPUD Status: APPROVED**

Road S. The site is composed of two vacant parcels totaling 125,708 square feet (2.89 acres) located within the Commercial Arterial (CA) zone. The applicant has proposed two 4-story buildings with a total of 117 apartment units which would result in a net density of 43.65 units per acre.. The southernmost building would have 61 residential units and 4,039 square feet of office use on the ground floor. The northernmost building would have 56 residential units. Public amenities would be provided as part of the proposed development. The applicant has proposed to retain 40 significant trees. The site appears to encompass areas of erosion hazard, moderate to high landslide hazard, and protected slopes.

9/14/12: Final PUD approved - in two phases. Phase 1 expires 9/14/14 and permits must be submitted by 3/14/13. Phase 2 expires 9/14/16.

**Applicant:** EAGLE RIDGE VILLAS LLC  
5454 30TH AVENUE SW  
SEATTLE WA  
2206.5955791

**Tax ID**  
2023059162

**Contact:** CHRIS KORUGA  
EAGLE RIDGE VILLAS LLC  
5454 30TH AVENUE SW  
SEATTLE WA  
206.595.5791  
ckoruga@yahoo.com

**Contact:** KORUGA CHRIS  
EAGLE RIDGE VILLAS LLC  
5454 30TH AVENUE SW  
SEATTLE WA  
206.595.5791  
ckoruga@yahoo.com

**Owner:** EAGLE RIDGE VILLA LLC  
3920 BURKE AVE N  
SEATTLE WA

**Planner:** Gerald Wasser

**Reviewer:** Illian Jan

**LUA12-039 / Washington Technical Center Status: APPROVED**

**Submittal Date:** 05/10/2012

**Decision Date:** 06/07/2012

**Associated Land Use Actions** Modification

**Address:** 1000 SW 7TH ST

**Description:** Parking lot mod for Washinton Technical Center



**Category: Commercial****LUA12-039 / Washington Technical Center****Status: APPROVED**

**Applicant:** GREGG PERCICH  
 PKJB ARCHITECTURE AND ENGINEERING  
 199 SOUTH MAIN STREET, SUITE 410  
 SEATTLE, WA  
 206-624-3210

**Tax ID**

9188000020

**Owner:** WASHTECH LLC  
 12835 BEL-RED RD STE 140  
 BELLEVUE WA  
 C/O SHEPHARD COMM RE

**Planner:** Jennifer Henning

**LUA12-033 / SONS OF HAITI CONDITIONAL USE****Status: APPROVED****Submittal Date:** 04/25/2012**Acceptance Date:** 05/23/2012**Decision Date:** 07/02/2012**Associated Land Use Actions** , Hearing Examiner Cond. Use**Address:**

301 S 3RD ST

**Description:** The applicant, Sons of Haiti, is requesting approval of a Hearing Examiner Conditional Use Permit for the operation of a fraternal and social organization in the Center Downtown (CD) zone. The Sons of Haiti occupy the westernmost storefront (approximately 2,086 square feet) in a three-storefront building (approximately 9,536 square feet). The facility accommodates Sons of Haiti membership meetings and the Renton Area Youth Development Organization (RAYDO) which provides youth leadership, pre-employment skills and enrichment programming for Renton area youth. The 15,360 square foot subject property encompasses the 9,536 square foot building and 15 parking spaces. Vehicular access to the property is via South 3rd Alley and a driveway from Shattuck Avenue South.

**Applicant:** EHRENBERG RICK  
 BROOKES DESIGN INC  
 PO BOX 1498  
 MAPLE VALLEY WA  
 206.579.3141  
 rick@brookesdesign.com

**Tax ID**

7841300020

**Contact:** EHRENBERG RICK  
 BROOKES DESIGN INC  
 PO BOX 1498  
 MAPLE VALLEY WA  
 206.579.3141  
 rick@brookesdesign.com

**Owner:** MW SONS OF HAITI GRAND LODGE  
 301 S 3RD ST  
 RENTON WA

**Planner:** Gerald Wasser

**Category: Commercial**

**LUA12-033 / SONS OF HAITI CONDITIONAL USE Status: APPROVED**

**Reviewer:** Arneta Henninger

**LUA12-023 / MCDONALDS ON SUNSET Status: APPROVED**

**Submittal Date:** 03/27/2012      **Acceptance Date:** 04/10/2012      **Decision Date:** 05/08/2012

**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, Administrative Site Plan

**Address:**  
4411 NE SUNSET BLVD

**Description:** The applicant, McDonalds USA LLC, is requesting Administrative Site Plan Review, Environmental Review and a parking modification, for the construction of a new McDonalds restaurant with associated parking, landscaping and a play area. The proposed building would have a gross square footage of approximately 5,050 square feet which includes the 865 square foot enclosed playplace structure. The site contains an existing 5,200 square foot McDonalds restaurant which is proposed to be demolished. The 0.97 acre site is within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification. The subject property is located on the southwest corner of NE Sunset Blvd and Anacortes Ave NE. Access to the site would be provided via a new curb cut along NE Sunset Blvd and one of the two existing curb cuts along Anacortes Ave NE. The proposal includes a reduction in the existing parking stalls from 49 to 39 parking spaces. Per RMC 4-4-080 a maximum of 14 stalls are allowed on site; therefore the applicant is requesting a parking modification in order to exceed the number of parking spaces allowed on site. A Class 4 stream has been identified on site (Honey Dew Creek). The stream is located within an existing culvert and is not proposed to be altered as part of the proposal. The site is also located within Zone 2 of the Aquifer Protection Area.

**Applicant:** MCDONALDS USA LLC  
12131 113TH AVE NE, STE 103  
KIRKLAND, WA  
425-242-2412

**Tax ID**  
0323059097

**Contact:** PACLAND  
11711 SE 8TH ST, STE 103  
BELLEVUE, WA  
425-453-9501 x1511  
JTAFLIN@PACLAND.COM

**Owner:** MCDONALDS USA LLC  
12131 113TH AVE NE, STE 103  
KIRKLAND, WA  
425-242-2412

**Planner:** Rocale Timmons

**Reviewer:** Arneta Henninger

**Category: Commercial****LUA12-020 / MCDONALDS DRIVE THRU ON 108TH Status: APPROVED****Submittal Date:** 03/19/2012**Acceptance Date:** 04/02/2012**Decision Date:** 04/02/2012**Associated Land Use Actions****Address:**

17630 108TH AVE SE

**Description:** ENLARGE EXISTING DRIVE THRU FROM A SINGLE LANE TO TWO. RECONFURE PARKING. DETERMINATION MADE THAT NO PERMITS ARE REQUIRED FOR THIS WORK (OTHER THAN ELECTRICAL) ONLY A SITE PLAN MODIFICATION

4/4/2012 -- On April 3, 2012 the applicant's consultant, Stantec, indicated via email that McDonald's would no longer be proceeding with this project.

**Applicant:** MCDONALDS CORP 046/0138  
PO BOX 182571  
COLUMBUS OH**Tax ID**

3223059119

**Contact:** STANTEC ARCHITECTURE  
1383 N MCDOWELL BLVD #250  
PETALUMA, CA  
1-707-765-1660**Owner:** MCDONALDS CORP 046/0138  
PO BOX 182571  
COLUMBUS OH**Planner:** Gerald Wasser**LUA12-017 / TaQueria Medina TUP Tier 1 Status: APPROVED****Submittal Date:** 03/12/2012**Acceptance Date:** 03/15/2012**Decision Date:** 03/30/2012**Associated Land Use Actions** Tier 1 Temp Use Permit**Address:**

2800 NE SUNSET BLVD

**Description:** The applicant proposes to locate a mobile food cart at a property where a gas station is located. The mobile food cart would be located in the parking lot. The vending unit is a truck and would be set-up to offer walk-up food service. Food service will be generally provided daily between the hours of 9 a.m. and 9 p.m., seven days per week. Parking for clients will be provided at the same location and vehicular ingress and egress to the site is provided from Sunset Boulevard NE, NE 10th Street, and the access lanes of adjacent retail stores.

**Category: Commercial**

**LUA12-017 / TaQueria Medina TUP Tier 1 Status: APPROVED**

**Applicant:** CELIA MEDINA  
375 UNION AVE. SE #75  
RENTON, WA  
425-829-8087

**Tax ID**  
7227801201

**Owner:** YADAV & GILL LLC  
2800 NE SUNSET BLVD  
RENTON WA

**Planner:** Kris Sorensen

**LUA12-012 / KEY PLAZA SHORT PLAT Status: APPROVED**

**Submittal Date:** 02/20/2012      **Acceptance Date:** 02/23/2012      **Decision Date:** 04/26/2012

**Associated Land Use Actions** , Administrative Short Plat

**Address:**  
4431 NE 4TH ST

**Description:** Application requesting Administrative Short Plat review in order to subdivide an existing 1.4 acre property into 2 lots ranging in size from 29,856 s.f. to 31,243 s.f. A commercial structure (Key Bank) occupies the north portion of the site (future Lot 1). The southern portion of the property (future Lot 2) is presently vacant. The site is zoned Commercial Arterial (CA). Access would be from NE 4th Street and Bremerton Ave NE. There are no critical areas located on the site. No grading is proposed and trees will not be removed as a result of the short plat. Perimeter landscaping is proposed for new Lot 2. A street modification request was previously approved (August 9, 2011) to allow the retention of street improvements that were recently constructed including curb, gutter and sidewalks.

**Applicant:** BALES JAY  
AMBER PROPERTIES LLC  
PO BOX 3015  
RENTON WA 98056  
206-391-6709  
jay@seaportdozing.com

**Tax ID**  
5182100041

**Owner:** AMBER PROPERTIES LLC  
PO BOX 3015  
RENTON WA  
206-391-7104

**Planner:** Gerald Wasser

**Reviewer:** Arneta Henniger

**LUA12-006 / Triton Tower Campus Signage Status: DENIED**

**Category: Commercial****LUA12-006 / Triton Tower Campus Signage****Status: DENIED****Submittal Date:** 01/30/2012**Acceptance Date:** 02/08/2012**Decision Date:** 03/08/2012**Associated Land Use Actions** Administrative Variance**Address:**

700 S RENTON VILLAGE PL

**Description:** The applicant is requesting a variance from RMC 4-4-100C.9 Signs on Public Right-of-Way, to place a Campus Sign for the Triton Towers development in the right-of-way along the west side of Talbot Road S, adjacent to 555 South Renton Village Place (parcel #1923059001) The sign is proposed to be 4.5 feet tall and 22 feet long for a total of 121 square feet, setback from the back of sidewalk 12-feet. The subject site is zoned Commercial Office (CO) and is 6.67 acres in size. No trees are proposed to be removed. The site is located in a seismic hazard area; no other critical areas are located in the project area.

**Applicant:**

DANG STACEY  
TRADE-MARX  
818 S DAKOTA STREET  
SEATTLE, WA 98108  
206-623-7676

**Tax ID**

1923059001

**Owner:**

RENTON PROPERTIES LLC  
C/O HAL REAL ESTATE INVESTMENTS, INC.  
2025 FIRST AVE. STE 100  
SEATTLE, WA  
206-448-5080

**Planner:**

Vanessa Dolbee

**Reviewer:**

Arnetta Henninger

**LUA11-099 / TAQUERIA JAUNITOS****Status: APPROVED****Submittal Date:** 12/02/2011**Acceptance Date:** 12/02/2011**Decision Date:** 12/02/2011**Associated Land Use Actions** Tier 1 Temp Use Permit**Address:**

3709 NE 4TH ST

**Description:** MOBILE FOOD VENDOR AT EXISTING POBLANO ENGINE STEAM CLEANING

**Applicant:**

CARDENAS RUBEN  
964 ROOSEVELT AVE E  
ENUMCLAW, WA

**Tax ID**

1623059025

**Owner:**

BECK STEVEN A  
19244 39TH AVE S  
SEATAC WA

**Planner:**

Kris Sorenson

**Category: Commercial****LUA11-096 / EVERGREEN TREE LOT TUP** **Status: APPROVED****Submittal Date:** 11/28/2011 **Acceptance Date:** 11/28/2011 **Decision Date:** 11/28/2011**Associated Land Use Actions** Tier 1 Temp Use Permit**Address:**

64 RAINIER AVE S

**Description:** APPLICANT REQUESTS A 2,000 S.F. CHRISTMAS TREE LOT WITHIN THE PARKING LOTS AT THE AIRPORT PLAZA SHOPPING CENTER FOR NOVEMBER 29 - DECEMBER 24, 2011.**Applicant:** TITUS MICHAEL  
EVERGREEN TREES  
PO BOX 721  
ONALASKA, WA  
360-520-6535**Tax ID**

0007200193

**Owner:** BURKHEIMER FAMILY L L C  
1326 5TH AVE #708  
SEATTLE WA**Planner:** Jennifer Henning**LUA11-086 / BRYANT MOTORS TEMPORARY USE** **Status: APPROVED****Submittal Date:** 10/27/2011 **Acceptance Date:** 11/16/2011 **Decision Date:** 12/09/2011**Associated Land Use Actions** Tier 2 Temp Use Permit**Address:**

111 MEADOW AVE N

**Description:** The applicant is requesting a Type II Temporary Use Permit in order to continue to use a vacant site for large vehicle parking. The subject site is located on the west side of Meadow Ave N just north of Bronson Way N at 111 Meadow Ave N and is within the Commercial Arterial zoning designation. Enhanced landscaping and fencing was installed as part of a Temporary Use Permit, granted in November of 2008 (LUA08-077).**Applicant:** BRYANT RUSSELL  
BRYANT MOTORS INC  
1300 BRONSON WAY  
RENTON WA  
425-255-3478**Tax ID**

1352300060

**Owner:** BRYANT MOTORS INC  
1300 BRONSON WAY N  
RENTON WA  
DBA DON A LISA MOTEL**Planner:** Rocale Timmons**Reviewer:** Kayren Kittrick

**Category: Commercial**

**LUA11-085 / FRANK'S FRANKS TIER 1 TUP Status: APPROVED**

**Submittal Date:** 10/20/2011      **Acceptance Date:** 10/24/2011      **Decision Date:** 10/24/2011

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:**

440 RAINIER AVE S

**Description:** TIER 1 TEMPORARY USE PERMIT FOR MOBILE FOOD VENDOR

**Applicant:** DAVID FRANK A  
21448 129TH PLACE SE  
KENT WA  
425.761.9447

**Tax ID**  
1823059118

**Owner:** TENNESSEE GROUP LLC  
715 LIND AVE S  
RENTON WA

**Planner:** Jennifer Henning

**LUA11-084 / ARBY'S REMODEL Status: APPROVED**

**Submittal Date:** 10/19/2011      **Acceptance Date:** 11/09/2011      **Decision Date:** 01/04/2012

**Associated Land Use Actions** , Modification,

**Address:**

641 RAINIER AVE S

**Description:** The subject property is located on the northwest corner of SW 7th St and Rainier Ave S at 641 Rainier Ave S. The project site totals 1.45 acres in area and is located within the Commercial Arterial (CA) zone. The applicant is requesting a Site Plan Modification in order to demolish a 524 square foot portion of the existing 3,748 square foot restaurant structure along the eastern façade. Additionally, the applicant is proposing to reconfigure the drive thru and parking areas in order to accommodate the Rainier Ave widening project (LUA09-071). A parking modification has been requested in order to exceed the allowed number of stalls, 13, by 12 stalls to a total of 25 parking stalls. There is also Brown Bear carwash located on the subject parcel, on a separate building pad, which would not be impacted by the subject proposal. Access to the site is proposed via existing curb cuts along SW 7th St and Rainier Ave S which have been relocated in order to accommodate the widening project. No critical areas are located on site.

**Applicant:** SPADER TOM  
FREHEIT & HO ARCHITECTS INC PS  
5209 LAKE WASHINGTON BLVD NE #200  
KIRKLAND WA  
425-827-2100

**Tax ID**  
1823059123

**Owner:** CCD ENTERPRISES INC  
1555 132ND AVE NE SUITE B  
BELLEVUE WA

**Category: Commercial**

**LUA11-084 / ARBY'S REMODEL Status: APPROVED**

**Planner:** Rocale Timmons  
**Reviewer:** Jan Illian

**LUA11-080 / BISTRO BOX MOBILE FOOD VENDOR Status: APPROVED**

**Submittal Date:** 10/04/2011      **Acceptance Date:** 10/05/2011      **Decision Date:** 10/05/2011

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 618 PARK AVE N AND OTHER SITES  
618 PARK AVE N  
555 S RENTON VILLAGE PL  
707 S GRADY WAY  
350 SUNSET BLVD N

**Description:** MOBILE FOOD VENDOR CALLED THE BISTRO BOX TO LOCATE AROUND RENTON: PARK AVE, SUNSET BLVD N, TRITON TOWERS ONE AND THREE, AND HARLEY DAVIDSON ON E VALLEY.  
  
PERMIT REVISED 7/6/12 TO ADD HARLEY SITE.

**Applicant:** PAGARIGAN BARB  
863 PIERCE AVE NE  
RENTON  
206-406-6202  
freshplate@gmail.com

Tax ID
0823059030
1723059150
1923059023
7231600542

**Owner:** DOWNTOWN HARLEY-DAVIDSON RENTON  
DEALER REPRESENTATIVE- CATHY BACON  
3715 EAST VALLEY ROAD  
RENTON WA

**Owner:** KENNYS AUTO REBUILD  
618 PARK AVE N  
RENTON WA

**Owner:** KING KENNETH  
SUNSET CENTER PROPERTIES  
350 SUNSET BLVD N  
425-271-2000

**Owner:** SUNSET CENTER PROPERTIES  
3973 E HALF ROUND BAY RD  
HARRISON IDAHO  
425-271-2000

**Owner:** TRITON TOWERS ONE  
555 S RENTON VILLAGE PL  
JSH PROPERTIES INC - JENNIFER BELL  
425-917-3400  
jenniferb@jshproperties.com



**Category: Commercial****LUA11-080 / BISTRO BOX MOBILE FOOD VENDOR Status: APPROVED**

**Owner:** TRITON TOWERSTHREE  
707 S GRADY WAY  
JSH PROPERTIES INC - JENNIFER BELL  
425-917-3400

**Planner:** Kris Sorensen

**LUA11-075 / KC ELECTIONS SIGN VARIANCE Status: APPROVED**

**Submittal Date:** 09/07/2011

**Acceptance Date:** 10/19/2011

**Decision Date:** 12/09/2011

**Associated Land Use Actions** Administrative Variance

**Address:**

919 SW GRADY WAY

**Description:** King County Elections requests a Variance from RMC 4-4-100C.9 in order to be allowed to have a freestanding sign within the right-of-way for their facility located at 919 SW Grady Way. The sign would be near the driveway entrance to the building, approximately 10 feet from the edge of the curb. The proposed two-sided sign would consist of an aluminum sign cabinet with 1/4-inch thick surface applied black copy and graphics. Painted aluminum or acrylic panels would comprise the lower portion of the sign's design. The sign would be approximately 8 feet above existing grading and 6 feet wide. The sign would be installed within an area that contains landscaping. No trees or shrubs would be removed to accommodate the sign.

**Applicant:** VALDERAS NATE  
KING COUNTY ELECTIONS  
919 SW GRADY WAY  
RENTON WA 98057  
206-296-7470

**Tax ID**

3340407100

**Owner:** KING COUNTY R/E SECTION  
500 4TH AVE #500  
SEATTLE WA

**Planner:** Rocale Timmons

**LUA11-070 / DIAMOND PARKING TEMP USE PERMI Status: VOID**

**Submittal Date:** 08/15/2011

**Acceptance Date:** 08/17/2011

**Associated Land Use Actions** Tier 2 Temp Use Permit

**Address:**

1101 LAKE WASHINGTON BLVD N

**Description:** The applicant is requesting a Temporary Use Permit in order to allow the continued operation of a public, pay parking lot for overflow parking for neighboring Coulon Park and the Boeing

**Category: Commercial****LUA11-070 / DIAMOND PARKING TEMP USE PERMI Status: VOID**

Renton Plant. The project site totals 12,000 square feet in area and is zoned Urban Center - North 2 (UC-N2). An existing pay box and pole sign exist on the site. Access to the site would continue to be provided via an existing private road extended from Lake Washington Boulevard N. The applicant has requested that the temporary use permit apply for a two-year period.

**Applicant:** IRISH SHEILA  
DIAMOND PARKING SERVICES  
10620 NE 8TH ST #205  
BELLEVUE, WA  
425-462-4208

**Tax ID**

0823059216

**Owner:** SOUTHPORT LLC  
1083 LAKE WA BLVD N #50  
RENTON WA  
425-282-0880

**Planner:** Rocale Timmons

**LUA11-059 / CUGINI BOATHOUSE REPAIR & MAIN Status: APPROVED**

**Submittal Date:** 07/28/2011

**Acceptance Date:** 08/03/2011

**Decision Date:** 08/03/2011

**Associated Land Use Actions** Shoreline Exemption

**Address:**

4001 WELLS AVE N

**Description:** The applicant requests a Shoreline Exemption for the replacmeent of an existing 1,620s.f. boathouse and 22 piles on Lake Washington. The existing creosote and untreated wood piles are internal to the structure and would be removed. The existing structure would need to be dismantled to replace the pilings with 12 new galvanized steel H-piles. The footprint owuld be adjusted several feet north and west of the existing structure, thus providing additional sunlight exposure on the south side of the water in the shallow water habitat.

**Contact:** LLOYD L. MICHAEL  
LLOYD & ASSOCIATES INC  
425-785-1357

**Tax ID**

0518501150

**Owner:** BARBEE MILL CO INC  
PO BOX 359  
RENTON WA

**Planner:** Jennifer Henning

**LUA11-052 / RITE AID TEMPORARY STORAGE Status: APPROVED**

**Category: Commercial**

**LUA11-052 / RITE AID TEMPORARY STORAGE **Status: APPROVED****

**Submittal Date:** 06/30/2011      **Acceptance Date:** 07/19/2011      **Decision Date:** 07/19/2011

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 3116 NE SUNSET BLVD

**Description:** The applicant, Rite Aid Corp, is requesting a Temporary Use Permit for a three 8' x 8' x 40' steel containers within the parking lot and one steel dumpster for refuse. the trailers would be use for storage during a minor tenant improvement. All units are proposed to be located within the parking lot for no longer than two weeks between July 15th through October 30th.

**Applicant:** ALLEN MARK  
RITE AID CORPORATION  
7112 MEADOWDALE BEACH RD  
EDMONDS WA  
425-787-0672

**Tax ID**  
0423059095

**Contact:** KIMURA HOWARD  
HG KIMURA ARCHTECT PLLC  
PO BOX 58415  
RENTON WA  
425-271-1875  
hgkimura@comcast.net

**Owner:** THRIFTY PAYLESS INC NO 5203  
PO BOX 3165  
HARRISBURG PA

**Planner:** Rocale Timmons

**LUA11-044 / BEST CORN #2 MOBILE CART **Status: APPROVED****

**Submittal Date:** 06/14/2011      **Acceptance Date:** 06/20/2011      **Decision Date:** 06/20/2011

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 2800 NE SUNSET BLVD

**Description:** MOBILE FOOD VENDING CART--CORN SALES AT EXISTING GAS STATION AND CONVENIENCE STORE (SWC OF SITE). ANOTHER FOOD VENDING TRUCK HAS ALSO BEEN APPROVED AT THE NEC.

**Applicant:** RAMIREZ SANTIAGO  
BEST CORN #2  
13702 44TH AVE S  
TUKWILA, WA  
206-948-5357

**Tax ID**  
7227801201

**Category: Commercial****LUA11-044 / BEST CORN #2 MOBILE CART **Status: APPROVED****

**Owner:** YADAV & GILL LLC  
2800 NE SUNSET BLVD  
RENTON WA

**Planner:** Jennifer Henning

**LUA11-042 / 737 Air Quality Program **Status: APPROVED****

**Submittal Date:** 06/09/2011

**Acceptance Date:** 06/28/2011

**Decision Date:** 07/18/2011

**Associated Land Use Actions** Environmental (SEPA) Review

**Address:**

737 LOGAN AVE N

**Description:** The applicant has requested for Environmental Review for the replacement of 4 wing seal booths and a new paint booth located at the Boeing Manufacturing Facility, 737 Logan Avenue. All proposed development would occur within existing buildings located at the subject site. The new paint and seal booths would result in air quality impacts; however, the applicant is required to comply with Puget Sound Clean Air Agency standards and the Department of Ecology Best Available Control Technology requirements.

**Applicant:** MARK CLEMENT  
BOEING CO.  
737 LOGAN AVE. N  
RENTON, WA  
206-617-2944

**Tax ID**

0723059001

**Owner:** BOEING COMPANY THE  
PO BOX 3707 M/C 2000  
SEATTLE WA  
PROPERTY TAX DEPT

**Planner:** Vanessa Dolbee

**Reviewer:** Kayren Kittrick

**LUA11-033 / PANCHITO'S TAQUERIA **Status: APPROVED****

**Submittal Date:** 05/18/2011

**Acceptance Date:** 05/31/2011

**Decision Date:** 05/31/2011

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:**

2800 NE SUNSET BLVD

**Description:** MOBILE FOOD VENDOR (IN TRAILER) TO SHARE SITE WITH EXISTING SHELL STATION AND MINI MART

**Category: Commercial****LUA11-033 / PANCHITO'S TAQUERIA **Status: APPROVED****

**Applicant:** BAUTISTA FRANCISCO  
PANCHITO'S TAQUERIA  
7045 S 125TH ST  
SEATTLE, WA  
206-354-0687

**Tax ID**

7227801201

**Owner:** YADAV & GILL LLC  
2800 NE SUNSET BLVD  
RENTON WA

**Planner:** Jennifer Henning

**LUA11-025 / CHATEAU AT VALLEY CENTER LLA **Status: RECORDED****

**Submittal Date:** 04/29/2011

**Acceptance Date:** 05/05/2011

**Decision Date:** 10/07/2011

**Associated Land Use Actions** Lot Line Adjustment

**Address:**

4450 DAVIS AVE S

**Description:** The applicant is requesting a lot line adjustment which would create two lots from three existing lots in the Commercial Office (CO) zone. The lot line adjustment would facilitate a lot design which would enable future development. The requested lot line adjustment would result in proposed Lot 1 having 25,037 sf and proposed Lot 2 having 96,237 sf.

**Applicant:** DAVIS AVENUE ASSOCIATES  
17543 102ND AVE NE  
BOTHELL WA  
425.488.2400

**Tax ID**

6391800010

**Contact:** CARLSON JOE  
CRC LLC  
17543 102ND AVE NE  
BOTHELL WA  
206.931.2886  
joe@chateaulc.com

**Owner:** PUBLIC HOSPITAL DIST 1  
400 S 43RD ST  
RENTON WA

**Planner:** Gerald Wasser

**LUA11-021 / 1ST RATE MORTGAGE SIGN MOD **Status: APPROVED****

**Submittal Date:** 04/25/2011

**Acceptance Date:** 05/13/2011

**Decision Date:** 05/13/2011

**Associated Land Use Actions** Modification

**Category: Commercial****LUA11-021 / 1ST RATE MORTGAGE SIGN MOD Status: APPROVED****Address:**

200 MILL AVE S

**Description:** AFRAME SIGN CODE MODIFICATION TO ALLOW THE PLACEMENT OF AFRAME SIGNS ON THE PUBLIC SIDEWALK INSTEAD OF ABUTTING THE BUSINESS BUILDING AS REQUIRED BY THE AFRAME SIGN REGULATIONS IN THE CITY CENTER AREA.

**Applicant:** DONNELLY PATRICK  
FIRST RATE MORTGAGE  
200 MILL AVE S, SUITE410  
RENTON, WA  
425-988-2500

**Tax ID**

0007200050

**Owner:** RENTON CITY OF  
1055 S GRADY WAY  
RENTON WA

**Planner:** Gerald Wasser

**LUA11-018 / SHERWIN WILLIAMS DESIGN MODS Status: APPROVED**

**Submittal Date:** 04/15/2011

**Decision Date:** 05/11/2011

**Associated Land Use Actions** Modification

**Address:**

4615 NE 4TH ST

**Description:** MODIFICATIONS OF URBAN DESIGN DISTRICT 'D' STANDARDS.

**Applicant:** KOHLHASE DEREK  
PKJB  
119 SOUT MAIN STREET  
SUITE410  
SEATTLE WA  
206.624.3210

**Tax ID**

1523059124

**Contact:** KOHLHASE DEREK  
PKJB  
119 SOUTH MAIN STREET  
SUITE 410  
SEATTLE WA  
206.624.3210

**Owner:** SANDJAY LLC+SYNNEX LLC  
4957 LAKEMONT BLVD SE #C428  
BELLEVUE WA

**Planner:** Gerald Wasser

**Category: Commercial****LUA11-015 / LAZEEZ RASOI SIGN MOD****Status: APPROVED****Submittal Date:** 04/05/2011**Acceptance Date:** 04/07/2011**Decision Date:** 04/07/2011**Associated Land Use Actions** Modification**Address:**

4004 NE 4TH ST

**Description:** SIGN MODIFICATION FOR BACK-LIT CABINET SIGN IN URBAN DESIGN DITRICT 'D' (CA ZONE).

4/7/2011 This sign modification is for the sign in S110012.

**Applicant:**MAI LONG  
ART UNIOQUE SIGNS  
5947 M L KING WAY S  
SEATTLE WA  
206.228.6434  
totaluniquesigns@yahoo.com**Tax ID**

0923059103

**Contact:**MAI LONG  
ART UNIQUE SIGNS  
5947 ML KING WAY S  
SEATTLE WA  
206.228.6434  
totaluniquesigns@yahoo.com**Owner:**4TH STREET PLAZA LLC  
4757 45TH AVE NE  
SEATTLE WA**Planner:**

Gerald Wasser

**LUA11-008 / 20-25 Tree Replacement****Status: APPROVED****Submittal Date:** 02/22/2011**Acceptance Date:** 02/22/2011**Decision Date:** 03/11/2011**Associated Land Use Actions** Routine Vegetation Management**Address:**

1901 OAKESDALE AVE SW

**Description:** Replace 34 Columnar maples with 34 japaneses maples near building 25-20**Applicant:**MARK CLEMENT  
BOEING  
737 LOGAN AVE. N  
RENTON, WA  
206-617-2944**Tax ID**

0886700220

**Category: Commercial****LUA11-008 / 20-25 Tree Replacement Status: APPROVED**

**Owner:** BOEING CORP.  
1901 OAKESDALE AVE. SW  
RENTON, WA  
206-617-2944

**Planner:** Vanessa Dolbee

**LUA11-006 / LUMPIA WORLD MOBILE VENDING Status: APPROVED**

**Submittal Date:** 02/08/2011      **Acceptance Date:** 02/10/2011      **Decision Date:** 02/10/2011

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:**

500 SW 16TH ST

**Description:** MOBILE FOOD VENDING AT EXISTING INDUSTRIAL PARK

**Applicant:** ELLIS DERRICK AND ELEANOR  
LUMPIA WORLD INC  
281 SW 41ST ST BLDG #13  
RENTON, WA  
206-371-7995

**Tax ID**

3340404035

**Owner:** FRANK POWERS FAMILY LLC  
2007 102ND PL SE  
BELLEVUE WA

**LUA11-005 / BFE WAREHOUSE & LOADING DOCKS Status: APPROVED**

**Submittal Date:** 02/01/2011      **Acceptance Date:** 02/10/2011      **Decision Date:** 02/28/2011

**Associated Land Use Actions** Environmental (SEPA) Review

**Address:**

737 LOGAN AVE N

**Description:** The applicant is requesting SEPA Environmental Review for the construction of a 75,000 square foot and 41 foot tall storage building and two new seal booths located at 737 Logan Avenue North, approximately a 152 acre site. The new storage building would include approximately 7,000 square feet of two story office space including restrooms and a drinking fountain. The new building would be located within the existing empty parking lot currently used for second shift employee parking. The two seal booths would be approximately 2,900 square feet each and placed within the existing Boeing 4-20 building. In addition, the existing seal booth would be demolished once the new seal booths are completed. The overall project is expected to result in approximately 12,000 cubic yards of import and exported fill. Pursuant to a 2002 Development Agreement, Boeing airplane manufacturing is vested to 2002 zoning and development standers. As such, the proposed development would be reviewed under the 2002 development standards for IH zoning. The site is located near



**Category: Commercial****LUA11-005 / BEE WAREHOUSE & LOADING DOCKS Status: APPROVED**

the Cedar River and Lake Washington, shorelines if the state, however the proposed development would occur outside the 200-ft shoreline jurisdiction.

**Applicant:** CLEMENT, MARK  
BOEING  
737 LOGAN AVE. N  
RENTON, WA  
206-617-2944  
mark.d.clement@boeing.com

**Tax ID**

0723059001

**Owner:** BOEING COMPANY THE  
737 LOGAN AVE. N  
RENTON WA

**Planner:** Vanessa Dolbee

**Reviewer:** Kayren Kittrick

**LUA11-004 / SHERWIN WILLIAMS RETAIL BLDG Status: APPROVED**

**Submittal Date:** 01/31/2011

**Acceptance Date:** 02/28/2011

**Decision Date:** 02/28/2011

**Associated Land Use Actions** Modification

**Address:**

4615 NE 4TH ST

**Description:** NEW RETAIL BUILDING FOR SHERWIN WILLIAMS--3,891 SQ. FT. WITH PARKING MODIFICATION TO ALLOW 5 MORE SPACES THAN THE PARKING CODE PERMITS

**Applicant:** CADENCE DEVELOPMENT  
8480 E ORCHARD RD #2400  
GREENWOOD VILLAGE, CO  
720-493-5100

**Tax ID**

1523059124

**Owner:** SANDJAY LLC+SYNNEX LLC  
4957 LAKEMONT BLVD SE #C428  
BELLEVUE WA

**Planner:** Gerald Wasser

**LUA11-001 / WA BLACK BELT ACADEMY Status: APPROVED**

**Submittal Date:** 01/04/2011

**Acceptance Date:** 01/05/2011

**Decision Date:** 01/05/2011

**Associated Land Use Actions** Modification

**Address:**

900 S GRADY WAY

**Category: Commercial****LUA11-001 / WA BLACK BELT ACADEMY **Status: APPROVED****

**Description:** REQUEST TO EXCEED THE CITY CENTER SIGN REGULATION AREA'S MAXIMUM LETTER HEIGHT OF 24" FOR NEW BACK LIT WALL CABINET SIGN. SIGN TO BE MOUNTED ON FACE OF EXISTING BUILDING FACING GRADY WAY FRONTAGE.

**Applicant:** WASHINGTON BLACK BELT ACADEMY  
900 S GRADY WAY  
RENTON WA  
425-306-4616

**Tax ID**

1723059021

**Owner:** HARTJEN LORI  
3912 113TH AVE NE  
BELLEVUE WA

**Owner:** REIMAN RICHARD TRUST  
900 S GRADY WAY

**Planner:** Jerry Wasser

**LUA10-081 / DOMINIC'S AUTO DETAIL **Status: APPROVED****

**Submittal Date:** 11/30/2010

**Decision Date:** 12/22/2010

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:**

345 FACTORY PL N

**Description:** AUTO DETAIL IN STRUCTURE NOT MEETING DESIGN REGULATIONS

12/22/10 - Approved with the following conditions:

- 1) The proposed wood structure is not allowed. Instead, temporary pop-up type tents up to a total area of 400 square feet are allowed provided the tents are erected at the start of business each day, and taken down at the conclusion of business each day.
- 2) Wash water from the business cannot be discharged to a storm water system. The wash water must be collected and disposed of in the sanitary sewer system or recycled. The immediate wash down area must be isolated to less than 400 square feet in area, and have a berm or curbing surrounding it. A catch basin and oil/water separator for connection to the existing side sewer must be installed within 120 days of the granting of the Temporary Use Permit to collect the wash water and properly dispose of it. Continued use of filters is required.
- 3) Within 14 days of the granting of the Temporary Use Permit, the water source for the business must be identified to ensure it is from the domestic meter and not from the irrigation meter.
- 4) Within 14 days of the granting of the Temporary Use Permit, the applicant must submit a plan (drawing) showing how the required stormwater standards are being met.
- 5) All equipment and tents used in the business must be stored off-site, or within an existing enclosed building at the conclusion of business each day.

**Category: Commercial****LUA10-081 / DOMINIC'S AUTO DETAIL **Status: APPROVED****

**Applicant:** GARCIA JOSE  
345 FACTORY PL N  
RENTON, WA  
425-306-8482

**Tax ID**

1352301245

**Owner:** LE PETER K+MARTHA T PHAM+LE  
712 GRANT AVE S  
RENTON WA  
425-228-1056

**Planner:** Jennifer Henning

**LUA10-078 / STRATEGIC RESOURCES TREE LOT **Status: APPROVED****

**Submittal Date:** 11/15/2010

**Decision Date:** 11/16/2010

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:**

1222 BRONSON WAY N

**Description:** TEMPORARY CHRISTMAS TREE LOT

**Contact:** WARREN TERRI  
20331 NE 15TH PL  
SAMMAMISH, WA  
425-450-2300

**Tax ID**

7564600340

**Owner:** JG RENTON LLC

**Planner:** Jennifer Henning

**LUA10-074 / EVERGREEN TERRACE REFUSE II **Status: WITHDRAW****

**Submittal Date:** 10/21/2010

**Associated Land Use Actions****Address:**

3027 NE 15TH ST

**Description:** The applicant has requested a modification in order to construct a structure for the refuse and recycle.

Modification approved under LUA10-018

**Category: Commercial****LUA10-074 / EVERGREEN TERRACE REFUSE II** **Status: WITHDRAW**

**Applicant:** RENTON HOUSING AUTHORITY  
970 HARRINGTON NE  
RENTON WA  
2064230685

**Tax ID**

0423059269

**Owner:** RENTON HOUSING AUTHORITY  
970 HARRINGTON NE  
RENTON WA

**Planner:** Rocale Timmons

**LUA10-073 / BISTRO BOX TEMP USE PERMIT** **Status: EXPIRED**

**Submittal Date:** 10/07/2010

**Decision Date:** 10/27/2010

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 215 MAIN AVE S & 618 PARK AVE N  
618 PARK AVE N

**Description:** MOBILE FOOD VENDOR CALLED THE BISTRO BOX TO LOCATE IN PARKING LOT ADJACENT JET CITY ESPRESSO IN DOWNTOWN.

10/25/10 - Received request to amend the original Temporary Use Permit to allow the mobile food vendor be located in a secondary location (618 Park Avenue N).

10/27/10 - Request approved - amended Temporary Use Permit reissued and mailed out to applicant.

5/11/11 - Amended and reissued Temporary Use Permit to include an additional location: 350 Sunset Blvd N.

**Applicant:** PAGARIGAN BARB  
BISTRO BOX  
863 PIERCE AVE NE  
RENTON  
206-406-6202  
freshplate@gmail.com

**Tax ID**

0823059030

7231501240

**Owner:** KENNYS AUTO REBUILD  
618 PARK AVE N  
RENTON WA

**Owner:** KING KENNETH  
SUNSET CENTER PROPERTIES  
350 SUNSET BLVD N  
425-271-2000

**Owner:** N & C INVESTMENT L L C  
7432 SE 27TH ST  
MERCER ISLAND WA

**Category: Commercial****LUA10-073 / BISTRO BOX TEMP USE PERMIT **Status: EXPIRED****

**Owner:** SUNSET CENTER PROPERTIES  
3973 E HALF ROUND BAY RD  
HARRISON IDAHO  
425-271-2000

**Planner:** Kris Sorensen

**LUA10-071 / BRYANT MOTORS TEMP USE **Status: APPROVED****

**Submittal Date:** 09/29/2010

**Acceptance Date:** 10/11/2010

**Decision Date:** 11/18/2010

**Associated Land Use Actions** Tier 2 Temp Use Permit

**Address:**

111 MEADOW AVE N

**Description:** The applicant is requesting a Type II Temporary Use Permit in order to continue to use a vacant site for large vehicle parking. The subject site is located on the west side of Meadow Ave N just north of Bronson Way N at 111 Meadow Ave N and is within the Commercial Arterial zoning designation. Enhanced landscaping and fencing was installed as part of a Temporary Use Permit, granted in November of 2008 (LUA08-077).

**Applicant:** BRYANT MOTORS INC  
1300 BRONSON WAY  
RENTON, WA  
425-255-3478

**Tax ID**

1352300060

**Contact:** BRYANT MOTORS INC  
1300 BRONSON WAY NO  
RENTON, WA  
4252553478

**Owner:** BRYANT MOTORS INC  
1300 BRONSON WAY N  
RENTON WA  
DBA DON A LISA MOTEL  
425-255-3478

**Planner:** Rocale Timmons

**Reviewer:** Kayren Kittrick

**LUA10-069 / GLADKOV PARKING MODIFICATION **Status: APPROVED****

**Submittal Date:** 09/28/2010

**Decision Date:** 10/21/2010

**Associated Land Use Actions** Modification

**Address:**

1724 SE 30TH PL

**Category: Commercial****LUA10-069 / GLADKOV PARKING MODIFICATION Status: APPROVED**

**Description:** APPLICANT REQUESTS A PARKING MODIFICATION FOR TWO RESIDENTIAL STALLS FROM 9' X 20' TO 9' X 18'.

**Applicant:** GLADKOV VITALIY & LYUBOV  
1724 SE 30TH PL  
RENTON WA  
425.255.3466  
glady.50@live.com

**Tax ID**

0088000636

**Contact:** KISLYAK PETER  
ROYAL RESIDENTIAL DESIGN PLLC  
PO BOX 59002  
RENTON WA  
253.332.9765  
pkislyak@gmail.com

**Owner:** GLADKOV VITALIY  
1724 SE 30TH PL  
RENTON WA

**Planner:** Gerald Wasser

**LUA10-060 / FIRESTONE ON UNION Status: APPROVED**

**Submittal Date:** 08/13/2010

**Acceptance Date:** 08/25/2010

**Decision Date:** 03/16/2011

**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, Administrative Site Plan

**Address:**

421 UNION AVE NE

**Description:** The applicant is proposing Administrative Site Plan and Environmental (SEPA) Review for the construction of a one-story retail building for Firestone; approximately 7,650 square feet in size. The project site consists of a 56,600 square feet of CA zoned property which is currently vacant. The applicant is requesting a parking modification in order to increase the maximum number of parking spaces allowed from 19 to 38 stalls. The 38 parking stalls would be located within a surface parking lot to the north, south and west of the proposed structure. Access to the site is proposed via two existing curb cuts along Union Ave NE. There are no critical areas located on site.

**Applicant:** MCCOLLIAN DEANNA  
BRIDGESTONE RETAIL OPERATIONS  
333 EAST LAKE ST  
CHICAGO, IL  
630-259-9421

**Tax ID**

0923059050

**Category: Commercial**

**LUA10-060 / FIRESTONE ON UNION **Status: APPROVED****

**Contact:** MARTIN BRYAN  
JONES LANG LASALLE  
601 UNION ST, STE 3333  
SEATTLE, WA  
206-393-2890

**Owner:** UNION PLACE LLC  
12708 195TH PL SE  
ISSAQUAH WA

**Planner:** Rocale Timmons

**Reviewer:** Illian Jan

**LUA10-059 / MOM & POP SIGN MODIFICATION **Status: APPROVED****

**Submittal Date:** 08/13/2010 **Decision Date:** 08/13/2010

**Associated Land Use Actions** Modification

**Address:** 357 RAINIER AVE N

**Description:** MODIFICATION FROM THE REQUIREMENTS OF OVERLAY ZONE DESIGN DISTRICT D PROHIBITION AGAINST ROOF SIGNS. THE SIGN PROPOSED FOR MOM & POP INTERNATIONAL GROCERS WOULD PROJECT SLIGHTLY ABOVE THE FLAT ROOF OF ITS BUILDING. THE PROPOSED EXTERNALLY ILLUMINATED SIGN WOULD BE OVAL IN SHAPE AND WOULD PROJECT NO MORE THAN 28" ABOVE THE ROOFLINE.

8/13/10 - Planning Director approved the sign modification request. Must pick up associated sign permit S100134 within 6 months of decision or the modification approval will expire.

**Applicant:** NARAYAN PADDY  
357 RAINIER AVE N  
RENTON, WA  
206-491-4064

**Tax ID**  
4204400120

**Owner:** HOLM JOHN R  
355 RAINIER AVE N  
RENTON WA

**Owner:** MOM & POP INTERNATIONAL GROCERS ROOF SIGN

**Planner:** Laureen Nicolay

**LUA10-057 / GROCERY OUTLET **Status: APPROVED****

**Submittal Date:** 08/09/2010 **Acceptance Date:** 08/18/2010 **Decision Date:** 09/13/2010

**Category: Commercial**

**LUA10-057 / GROCERY OUTLET**

**Status: APPROVED**

**Associated Land Use Actions** Environmental (SEPA) Review

**Address:**

2809 NE SUNSET BLVD

**Description:** The applicant is requesting Environmental (SEPA) Review for a change of use. The 21,400 square foot bowling alley would be changed to a retail food market for Grocery Outlet. The proposal also includes facade modifications along the western and southern elevations of the existing structure. Striping, for the surface parking lot, would remain for the existing 42 stalls. Two additional stalls would be created for the ADA access. Associated landscaping and pedestrian pathways are also proposed as part of the change of use. The subject site is approximately 1.59 acres in size and is located within the Commercial Arterial (CA) zoning designation and Urban Design District "D". Access would continue to be provided via existing driveways along NE Sunset Blvd. There appear to be no critical areas on-site.

**Applicant:** SAHAKANGAS PETER  
MCG ARCHITECTS  
785 MARKET STREET  
SAN FRANCISCO CA  
415-974-6002

**Tax ID**  
7227900091

**Owner:** WONG HANNAH  
D & C WONG 1, LLC  
6322 SEWARD PARK AVE S  
SEATTLE, WA  
206-723-2915

**Planner:** Timmons Rocale

**Planner:** Rocale Timmons

**Reviewer:** Jan Illian

**LUA10-051 / The Landing TUP**

**Status: APPROVED**

**Submittal Date:** 07/29/2010

**Acceptance Date:** 08/16/2010

**Decision Date:** 09/01/2010

**Associated Land Use Actions** Tier 2 Temp Use Permit

**Address:** 920 & 921 Park Ave N  
801 PARK AVE N

**Description:** The applicant has requested a Temporary Use Permit to install perforated vinyl graphics to the existing windows of vacant store fronts at The Landing and to install pole banners on the exiting pedestrian light poles throughout The Landing. The pole banners are proposed to be 24-inches by 48-inches and would allow for a minimum 10-foot clearance for traffic and pedestrians. The total area of window graphics to be installed would not exceed 700 square feet. The graphic window signs would be removed if the space was leased or within one year.



**Category: Commercial**

**LUA10-051 / The Landing TUP**

**Status: APPROVED**

**Applicant:** MASON COREY  
4WORD DESIGN  
227 WILLIAMS AVE S  
RENTON, WA  
425-738-4505

**Tax ID**  
0886600040  
0886600010

**Owner:** TRANSWESTERN HARVEST LKSHOR  
150 N WACKER DR #800  
CHICAGO IL

**Planner:** Vanessa Dolbee

**LUA10-049 / RENTON INTERNATIONAL FESTIVAL**

**Status: APPROVED**

**Submittal Date:** 07/20/2010

**Decision Date:** 07/29/2010

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 2615 NE SUNSET BLVD

**Description:** The three day multi-ethnic international festival will start Friday, August 13 and end Sunday, August 15, 2010. The event will be held a the Greater Hilands Center - Viet Wah Plaza with event parking available in two areas, on the west and east sides of the Tea Palace Asian Restaurant as highlighted on the site map. The program will include up to 50 food and merchandise booths, children's corner, import car show (Saturday only), arts and crafts booths, live multi-cultural music and entertainment, new automobile exhibit, and games. The applicant will provide event parking staff for parking areas during event hours. Additionally, the applicant will section off the pedestrian areas where entertainment and booths are located to create a safety seperation between people and vehicle. Anticipated foot traffic is approximately 10,000 visitors for all three days. There will be no permanent changes to the land or changes to existing structures. Tents and staging structures will be assembled the morning of the event, August 13, and dismantled by the day after the conclusion of the event, Monday, August 16. All loading and unloading of equipment will be done within the confines of the parking lot and will not obstruct street traffic. Staff is concerned that a safety conflict could occur with the import car display and the exiting of those cars while the event is still happening, where pedestrians may be near the cars exiting.

**Applicant:** TRAN LEECHING  
2820 NE SUNSET BLVD  
RENTON, WA  
425-336-6888

**Tax ID**  
7227801205

**Owner:** GRETER HIGHLANDS LTD PRTSHP  
P O BOX 53290  
BELLEVUE WA  
C/O MORRIS PIHA MGMT GROUP

**Planner:** Kris Sorensen

**Reviewer:** Kayren Kittrick

**Category: Commercial**

**LUA10-047 / 109 LOGAN AVENUE MIXED USE Status: APPROVED**

**Submittal Date:** 07/08/2010      **Acceptance Date:** 07/20/2010      **Decision Date:** 09/15/2010

**Associated Land Use Actions**      , Environmental (SEPA) Review, Administrative Site Plan

**Address:**  
109 LOGAN AVE S

**Description:** The applicant is requesting Environmental (SEPA) Review and approval of an administrative Site Plan Review for the construction of a mixed use project consisting of two 3-story, 36 to 40-foot tall buildings on a 10,000 square foot site located in the Center Downtown (CD) zone, Downtown Core area, and Urban Design Overlay District 'A'. The proposed buildings would include 11,268 square of residential space with a total of 10 residential units, 2,422 square feet of commercial space, and 11 partially covered and surface parking spaces. Access to the site would be provided via a driveway off of Logan Avenue S. The site is located within a seismic hazard area.

**Applicant:** KAMOH AMRIK AND SINGH ANGIE  
13955 INTERURBAN AVENUE SOUTH  
TUKWILA WA  
206.431.0953

Tax ID
5696000170
5696000169

**Contact:** RONHOVDE TORJAN  
THE RONHOVDE ARCHITECTS LLC  
14900 INTERURBAN AVENUE SOUTH #138  
TUKWILA WA  
206.859.5500  
torjan@ronhovdearchitects.com

**Owner:** KAMOH AMRIK S+BHUPINDER K+M  
9423 NE 130TH PL  
KIRKLAND WA

**Planner:** Gerald Wasser

**Reviewer:** Arneta Henninger

**LUA10-039 / BRICKMAN MODULAR OFFICE Status: APPROVED**

**Submittal Date:** 06/23/2010      **Acceptance Date:** 06/25/2010      **Decision Date:** 07/29/2010

**Associated Land Use Actions**      , Tier 2 Temp Use Permit

**Address:**  
3412 EAST VALLEY RD

**Description:** The applicant is requesting a Temporary Use Permit to allow replacement of an existing 12-foot by 56-foot (672 square foot) modular office structure (to be removed) with a replacement modular office structure of the same dimensions and area. The project site totals 95,448 square feet and is located in the Commercial Arterial (CA) zone. Access to the site would continue to be from an existing driveway off of East Valley Road. The applicant has requested that the temporary use permit be granted for a 12 to 24-month period.

7/15/10 - Temporary Use Permit issued. Appeal period ends 7/29/10.

**Category: Commercial**

**LUA10-039 / BRICKMAN MODULAR OFFICE**

**Status: APPROVED**

7/29/10 - A revised Temporary Use Permit was reissued.

**Applicant:** LUND MITCH  
19432 E VALLEY HWY  
KENT WA  
206.850.2672  
mitch.lund@modspace.com

**Tax ID**  
3023059027

**Contact:** LUND MITCH  
MODULAR SPACE CORPORATION  
19432 E VALLEY HWY  
KENT WA 98032  
206.850.2672  
mitch.lund@modspace.com

**Owner:** PIEROTTI FAMILY PARTNERSHIP  
16113 SE 170TH PL  
RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Kayren Kittrick

**LUA10-009 / WALMART EXPANSION**

**Status: APPROVED**

**Submittal Date:** 02/08/2010      **Acceptance Date:** 02/22/2010      **Decision Date:** 08/16/2010

**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan

**Address:** 743 RAINIER AVE S

**Description:** The applicant is requesting Hearing Examiner Site Plan Review and Environmental (SEPA) Review for the construction of additions to the existing Walmart retail facility, which contains 134,352 square feet of retail space with an additional 9,000 square feet used for the Garden Center. The applicant is proposing 16,000 square feet of additions to the retail space and a reduction of 4,000 square feet in the Garden Center. The expansion of the facility is predominately located along the northern facade with facade modifications along the eastern elevation. The proposal includes the re-striping of the existing surface parking lot with an expansion of the lot to the north. The expansion includes 127 additional parking stalls resulting in a total of 745 parking spaces. As part of the parking lot expansion the applicant is proposing associated landscaping and pedestrian pathways in addition to the demolition of the existing restaurant formerly known as Billy McHales. The site area is approximately 13.6 acres and is located within the Commercial Arterial (CA) and Medium Industrial (IM) zoning designations and is also located within Urban Design District D. Access for the proposed lots would continue to be provided via existing driveways along SW 7th Street, Rainier Ave S, Hardie Ave S and S Grady Way.. There appear to be no critical areas on-site.

5/13/10 - Hearing Examiner approved Walmart Expansion Site Plan.  
5/27/10 - Request for reconsideration filed by Renton Neighbors for Healty Growth, represented by Bricklin & Newman LLP.

**Category: Commercial**

**LUA10-009 / WALMART EXPANSION Status: APPROVED**

8/12/10 - Planning & Development Committee reviewed request for reconsideration.  
8/16/10 - Planning & Development Committee recommended that the full Council find that the Hearing Examiner committed no errors of fact or law and that his decision be affirmed. Council approved.

**Applicant:** PACLAND  
1505 WESTLAKE AVE N, STE #305  
SEATTLE, WA  
206-522-9510

**Tax ID**  
1923059029

**Owner:** BONNELL FAMILY, LLC  
10047 MAIN STREET #509  
BELLEVUE, WA  
425-453-1414

**Planner:** Rocale Timmons

**Reviewer:** Kayren Kittrick

**LUA10-005 / KEY PLAZA SIGN VARIANCE Status: APPROVED**

**Submittal Date:** 01/21/2010      **Acceptance Date:** 02/05/2010      **Decision Date:** 03/03/2010

**Associated Land Use Actions** Administrative Variance

**Address:** 4431 NE 4TH ST

**Description:** The applicant is requesting a variance for a free-standing ground-related monument sign in association with a bank building on a 61,099 square foot site in the CA zone. The variance is for free-standing ground-related monument sign height (10-feet where 5-feet is permitted) from the requirements of RMC 4-3-100J.1.e.

**Applicant:** ROBIN BALES  
AMBER PROPERTIES LLC  
PO BOX 3015  
RENTON WA  
206, 391.7104

**Tax ID**  
5182100041

**Contact:** BIZJAK JON  
TUBE ART GROUP  
1705 4TH AVENUE S  
SEATTLE WA  
206.223-1122  
jbizjak@tubeart.com

**Owner:** AMBER PROPERTIES L L C  
PO BOX 3015  
RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Kayren Kittrick

**Category: Commercial****LUA10-004 / AUTOZONE SITE PLAN - RAINIER **Status: APPROVED******Submittal Date:** 01/19/2010      **Acceptance Date:** 02/04/2010      **Decision Date:** 03/02/2010**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, Administrative Site Plan**Address:**

175 RAINIER AVE S

**Description:** The applicant is proposing Administrative Site Plan and Environmental (SEPA) Review for the construction of a one-story retail building for Auto Zone; approximately 7,300 square feet in size. The project site consists of a 30,600 square feet of CA zoned property. There is an existing drive-thru espresso stand proposed for removal. Surface parking, in the amount of 27 spaces, would be provided just south and west of the structure. Access to the site is proposed via two existing curb cuts along Rainier Ave S of which one is within a proposed ingress/egress easement on the neighboring property to the south; A-1 Clutch, Brake and Transmission. There are no critical areas located on site.

On August 10, 2010, the applicant requested a Minor Site Plan Modification in order to relocate the proposed structure 5 feet to the west. The Site Plan Modification was approved on September 8, 2010.

**Applicant:** PETRA ENGINEERING, LLC  
2602 NORTH PROCTOR - STE#205  
TACOMA, WA  
253-752-7617

**Tax ID**

1823059082

**Contact:** PETRA ENGINEERING  
2602 NORTH PROCTOR STE#205  
TACOMA, WA  
253-752-7617

**Owner:** O'FARRELL PROPERTIES LLC  
PO BOX 7603  
COVINGTON WA  
253-535-6035

**Planner:** Rocale Timmons

**Reviewer:** Kayren Kittrick

**LUA10-003 / NORTH RENTON PROFESSIONAL BLDG **Status: DENIED******Submittal Date:** 01/14/2010      **Acceptance Date:** 04/01/2010      **Decision Date:** 10/21/2010**Associated Land Use Actions** Modification**Address:**

115 PELLY AVE N

**Description:** REBUILD APPROVAL PERMIT APPLICATION REQUEST TO ALLOW RECONSTRUCTION OF NON-CONFORMING MEDICAL OFFICE BUILDING IN A RESIDENTIAL ZONE (R-10) SHOULD DAMAGE OCCUR.

Incomplete application 2-4-2010

**Category: Commercial**

**LUA10-003 / NORTH RENTON PROFESSIONAL BLDG Status: DENIED**

The applicant is requesting a Rebuild Approval Permit for a non-conforming medical office use and office building, located in the Residential 8 dwelling units per acre (R-8) and Residential 10 dwelling units per acre (R-10) zones. The 3,921 square foot office building is located at 115 Pelly Avenue North. The subject site was re-zoned in 1993 from Public Use (P-1) to R-8 and R-10 impacting the conformity of the office development. The rebuild approval permit would allow the nonconforming structure and use to be remodeled, reestablished, or rebuilt even though the cost to remodel or reestablish the use or structure would exceed 50% of the most recently assessed or appraised values.

**Applicant:** MVHRENTON PROPERTIES LLC  
7711 31ST AVE NE  
SEATTLE WA  
206-391-9543

**Tax ID**  
7225000415

**Owner:** MVHRENTON PROPERTIES LLC  
7711 31ST AVE NE  
SEATTLE WA

**Planner:** Vanessa Dolbee

**LUA10-002 / BIKRAM YOGA SIGN MODS Status: APPROVED**

**Submittal Date:** 01/12/2010

**Decision Date:** 01/08/2010

**Associated Land Use Actions** Modification

**Address:** 222 WILLIAMS AVE S

**Description:** TWO SIGN MODIFICATIONS FOR BIKRAM YOGA.

**Applicant:** DOWNER KAREN  
EVERGREEN SIGN CO  
1513 CENTRAL AVENUE ST  
KENT WA  
253.852.1354  
karen@evergreen sign.com

**Tax ID**  
7231501850

**Owner:** 1998 MILLER FAMILY INVESTME  
2315 SW 120TH  
BURIEN WA

**Planner:** Jennifer Henning

**LUA09-158 / WALMART SHORT PLAT Status: APPROVED**

**Category: Commercial**

**LUA09-158 / WALMART SHORT PLAT** **Status: APPROVED**

**Submittal Date:** 12/30/2009      **Acceptance Date:** 01/06/2010      **Decision Date:** 02/22/2010

**Associated Land Use Actions**      , Administrative Short Plat

**Address:**  
743 RAINIER AVE S  
225 SW 7TH ST  
241 SW 7TH ST  
333 SW 7TH ST

**Description:** The applicant is proposing to subdivide two existing parcels into three lots which contain four existing buildings. The project site totals 15.54 acres in area and is zoned Commercial Arterial (CA) and Medium Industrial (IM). The proposed lot sizes are as follow: Lot 1, which would contain Walmart and the Billy McHale's restaurant, would be approximately 13.65 acres in area; Lot 2, which would contain Columbia Bank, would be approximately 0.97 acres in area; and Lot 3, which would contain the Jimmy Mac's restaurant, would be approximately 0.92 acres. All buildings are proposed to remain with the exception of the Billy McHale's restaurant. The short plat would accomodate proposed expansions to the Wal-Mart facility. The subject property is located just west of Rainier Ave S between SW Grady Way and SW 7th Street. Access for the proposed lots would continue to be provided via existing driveways along SW 7th Street, Rainier Ave S, Hardie Ave S and S Grady Way.

**Applicant:** PACLAND  
1505 WESTLAKE AVE N, STE #305  
SEATTLE, WA  
206-522-9510

<b>Tax ID</b>
1923059048
1923059072

**Contact:** CHAMBERS JEFF  
PACLAND  
1505 WESTLAKE AVE N, STE #305  
SEATTLE, WA  
205-522-9510  
jchambers@pacland.com

**Owner:** BONNELL FAMILY L L C  
10047 MAIN ST #509  
BELLEVUE WA

**Owner:** BONNELL FAMILY, LLC  
10047 MAIN STREET #509  
BELLEVUE, WA  
425-453-1414

**Owner:** WALMART PROPERTY TAX DEPT  
PO BOX 8050 MS 0555  
BENTONVILLE AR

**Planner:** Rocale Timmons

**Reviewer:** Kayren Kittrick

**LUA09-134 / FOOTBALL NORTHWEST PLATFORM LI** **Status: APPROVED**

**Category: Commercial****LUA09-134 / FOOTBALL NORTHWEST PLATFORM LI Status: APPROVED****Submittal Date:** 10/08/2009**Acceptance Date:** 10/09/2009**Decision Date:** 11/30/2009**Associated Land Use Actions** Environmental (SEPA) Review, Shoreline Management, Conditional Shoreline Mgmt**Address:**

12 SEAHAWKS WAY

**Description:** The applicant has requested an Environmental Determination, approval of a Shoreline Conditional Use Permit and a Shoreline Substantial Development Permit for the installation of a pre-manufactured, freestanding platform (boat) lift in association with an existing dock on Lake Washington, a Shoreline of Statewide Significance. The proposed project is associated with the Seattle Seahawks Headquarters and Training Facility on a 721,580 square foot lot in the Commercial/Office/Residential (COR) Zone. The proposed platform lift would be transported to the site by barge and positioned by a barge-mounted crane. All work would take place within the construction window established by the Washington Department of Fish and Wildlife.**Applicant:** FOOTBALL NORTHWEST LLC  
ATTENTION: LANCE LOPES  
12 SEAHAWKS WAY  
RENTON WA**Tax ID**

2924059001

**Contact:** FOLTZ ALAN  
WATERFRONT CONSTRUCTION INC  
205 NE NORTHLAKE WAY #230  
SEATTLE WA  
206.548.9800  
foltz@waterfrontconstruction.com**Owner:** PORT QUENDALL COMPANY  
505 5TH AVE S #900  
SEATTLE WA  
C/O VULCAN INC**Planner:** Gerald Wasser**Reviewer:** Arnetta Henninger**LUA09-129 / ACCES Renton Status: APPROVED****Submittal Date:** 10/02/2009**Acceptance Date:** 10/08/2009**Decision Date:** 10/26/2009**Associated Land Use Actions** Environmental (SEPA) Review**Address:**

4208 LIND AVE SW

**Description:** The applicant is requesting an Administrative Environmental Review to change the use of a print shop to a veterinarian clinic on a 36,677 square foot site. The site consists of an existing 7,275 square foot one-story building which would be retrofitted to meet the needs of a satellite hospital location that provides specialty care and emergency veterinary services. There is no proposed boarding of animals or long term care within the facility. The site is



**Category: Commercial**

**LUA09-129 / ACCES Renton Status: APPROVED**

located within the Commercial Office (CO) zoning designation. There are no critical areas located onsite.

**Applicant:** MAXINER JEAN  
ANIMAL CRITICAL CARE AND EMERGENCY SERVI  
11536 LAKE CITY WAY NE  
SEATTLE, WA  
206-364-1660

**Tax ID**  
3926800010

**Contact:** PHANG JENNIFER  
ARCHITECTURAL WERKS, INC.  
12020 113TH AVE NE, SUITE 120  
KIRKLAND, WA  
425-823-2244  
jennifer@awerks.com

**Owner:** Z V COMPANY INC  
3306 OLYMPIC BLVD W  
UNIVERSITY PLACE WA

**Planner:** Ion Arai

**Reviewer:** Jan Illian

**LUA09-107 / E VALLEY MED SIGN VARIANCE Status: APPROVED**

**Submittal Date:** 08/28/2009      **Acceptance Date:** 09/08/2009      **Decision Date:** 10/28/2009

**Associated Land Use Actions** Administrative Variance

**Address:**  
3721 TALBOT RD S

**Description:** The applicant is requesting an administrative variance to allow a 16-foot high freestanding sign within the side yard along a street setback. The variance would allow the applicant to located their sign approximately three feet from the property line. The current sideyard along a street setback standard of 15 feet. The sign would be for a medical/dental office park. There are no critical areas located onsite. No landscaping improvements proposed.

10/30/09 - The property manager for the medical park has submitted a request for reconsideration. Basically asking to allow their proposed 16' sign approximately 19' 2" from the curb.

11/9/09 - Party of Record requests recosideration of the approval of the variance.

11/9/09 - Appeal received from property manager.

1/27/10 - Planning Director sent responses to the 2 requests for reconsideration.

2/8/10 - Received response from property manager in regards to Planning Director's response to request for reconsideration. Stipulates that the Planning Director did not address the issue of the address "350" being part of the Medical Short Plat and therefore is not an off-

**Category: Commercial**

**LUA09-107 / E VALLEY MED SIGN VARIANCE **Status: APPROVED****

premise sign.

Appeal hearing scheduled for February 23, 2010.

2/18/10 - Planning Director modified and removed the condition of approval on the original decision that stipulated that the address "350" be removed from the sign. The scheduled appeal hearing has been cancelled, due to the applicant withdrawing their appeal based on the decision from the Planning Director and the appeal period ends March 4, 2010.

**Applicant:** BLAZUK LIZ  
THE SIGN FACTORY  
815 8TH ST  
KIRKLAND, WA  
425-800-1200

<b>Tax ID</b>
3023059054

**Contact:** BLAZUK LIZ  
THE SIGN FACTORY  
815 8TH ST  
KIRKLAND WA 98033  
425-822-1200

**Owner:** SEAFIRST BANK / REIS  
PO BOX 34029  
SEATTLE WA  
WARD #6298162

**Planner:** Ion Arai

**Reviewer:** Jan Illian

**LUA09-103 / O'FARRELL GRADE AND FILL **Status: WITHDRAW****

**Submittal Date:** 08/27/2009

**Associated Land Use Actions** , Special Permit

**Address:**  
175 RAINIER AVE S  
180 HARDIE AVE SW  
188 HARDIE AVE SW  
176 HARDIE AVE SW  
151 RAINIER AVE S

**Description:** GRADE AND FILL AND REMOVAL OF EXISTING ESPRESSO STAND

9/3/09 - Per Planner special grade and fill permit not necessary. Refunded \$2,000 to applicant.

**Category: Commercial**

**LUA09-103 / O'FARRELL GRADE AND FILL Status: WITHDRAW**

**Contact:** SWAN PETE  
PETRA ENGINEERING, LLC  
535 DOCK STREET SUITE 213  
TACOMA WA 98402  
253.752.7617  
pete@petraeng.net

Tax ID
1823059082
1823059011
1823059012
1823059120
1823059122

**Owner:** O'FARRELL PROPERTIES LLC  
PO BOX 7603  
COVINGTON WA  
253-535-6035

**Owner:** OFARRELL PROPERTIES LLC  
PO BOX 7603  
COVINGTON WA

**Planner:** Rocale Timmons

**Reviewer:** Arnetta Henninger

**LUA09-084 / WALGREENS ON NE 4TH LLA Status: RECORDED**

**Submittal Date:** 08/04/2009      **Acceptance Date:** 08/11/2009      **Decision Date:** 09/03/2009

**Associated Land Use Actions** Lot Line Adjustment

**Address:**  
4105 NE 4TH ST  
4111 NE 4TH ST  
354 UNION AVE NE

**Description:** The applicant is requesting a lot line adjustment to accommodate an existing Walgreens store which was built approximately 0.5-foot south of the property line between APN 5182190008 and APN 5182100016. The proposed lot line adjustment would place the Walgreens structure approximately 0.71-foot north of the new property line. The site is within the Commercial Arterial (CA) Zone. As a result of the proposed lot line adjustment three lots would be consolidated into two lots.

**Applicant:** RENTON NORTHWEST LLC  
175 EAST 400 SOUTH, SUITE 402  
SALT LAKE CITY, UTAH  
801-381-4427

Tax ID
5182100008
5182100009
5182100016

**Contact:** SADR ALI  
BARGHAUSEN ENGINEERS  
18215 72ND AVE S  
KENT, WA 98032  
425-251-6222  
asadr@barghausen.com

**Category: Commercial**

**LUA09-084 / WALGREENS ON NE 4TH LLA **Status: RECORDED****

**Owner:** CAR WASH ENTERPRISES INC  
PO BOX 70527  
SEATTLE WA  
**Planner:** Gerald Wasser  
**Reviewer:** Arnetta Henninger

**LUA09-082 / RITE AID TEMP USE 2009 **Status: APPROVED****

**Submittal Date:** 07/28/2009      **Acceptance Date:** 07/30/2009      **Decision Date:** 08/21/2009

**Associated Land Use Actions** Temporary Use Permit

**Address:** 3116 NE SUNSET BLVD

**Description:** The applicant, Rite Aid, is requesting a Temporary Use Permit for a railroad car storage trailer to be placed on their property for storage purposes. The container would be located at the back of the store adjacent to the loading area of the Rite Aid building. The trailer will be used to store excess products. from September 5, 2009 - January 15, 2010. Trailer dimensions are 40' x 8' x 8.5'.

**Contact:** MCLAIN HOWARD  
RITE AID #5203  
3116 NE SUNSET BLVD  
RENTON WA 98056  
425-793-5143

**Tax ID**  
0423059095

**Owner:** THRIFTY PAYLESS INC NO 5203  
PO BOX 3165  
HARRISBURG PA

**Planner:** Ion Arai  
**Reviewer:** Kayren Kittrick

**LUA09-080 / Seattle Seahawks Temp. Parking **Status: APPROVED****

**Submittal Date:** 07/24/2009      **Decision Date:** 07/27/2009

**Associated Land Use Actions** Tier 1 Temp Use Permit

**Address:** 4350 LAKE WASHINGTON BLVD N

**Description:** Temp. Use Permit for parking at the Pan Abode site for the Seattle Seahawks. For overflow staff and staging for buses carrying the passengers to the open training camp practices.

**Category: Commercial**

**LUA09-080 / Seattle Seahawks Temp. Parking** **Status: APPROVED**

**Applicant:** RORT QUENDALL CO.  
STEVE VAN TIL  
505 5TH AVE S. SUITE 900  
SEATTLE, WA 98104  
206-342-2000

Tax ID
3224059049

**Owner:** PORT QUENDALL COMPANY  
505 5TH AVE S #900  
SEATTLE WA

**Planner:** Vanessa Dolbee

**LUA09-078 / DIAMOND PARKING AT SOUTHPORT** **Status: APPROVED**

**Submittal Date:** 07/20/2009      **Acceptance Date:** 07/27/2009      **Decision Date:** 08/11/2009

**Associated Land Use Actions** Temporary Use Permit

**Address:**  
1083 LAKE WASHINGTON BLVD N  
1101 LAKE WASHINGTON BLVD N

**Description:** The applicant is requesting a Temporary Use Permit to allow the continued operation of a public, pay parking lot for overflow parking for neighboring Coulon Park and the Boeing Renton Plant. The project site totals 12,000 square feet in area and is zoned Urban Center - North 2 (UC-N2). An existing pay box and pole sign exist on the site. Access to the site would be provided via an existing private road off of Lake Washington Boulevard N. The applicant has requested that the temporary use permit apply for a two-year period.

8/13/12 Request for Extension Approved. New Expiration Date is August 11, 2013.

**Applicant:** LINDSAY JENNIFER  
DIAMOND PARKING SERVICES  
10620 NE 8TH ST  
SUITE 205  
BELLEVUE WA  
425.462.4208  
jennifer.lindsay@diamondparking.com

Tax ID
0523059076
0823059216

**Contact:** LINDSAY JENNIFER  
DIAMOND PARKING SERVICES  
10620 NE 8TH STREET, SUITE 205  
BELLEVUE WA 98004  
425.462.4208  
jennifer.lindsay@diamondparking.com

**Owner:** SECO DEVELOPMENT INC  
10843 NE 8TH ST STE 200  
BELLEVUE WA

**Planner:** Gerald Wasser

**Category: Commercial**

**LUA09-078 / DIAMOND PARKING AT SOUTHPORT Status: APPROVED**

**Reviewer:** Kayren Kittrick

**LUA09-077 / Rollerz Only Car Show Status: APPROVED**

**Submittal Date:** 07/17/2009      **Acceptance Date:** 07/24/2009      **Decision Date:** 08/07/2009

**Associated Land Use Actions** Temporary Use Permit

**Address:**  
15 S GRADY WAY

**Description:** The applicant proposes to host an awards car show within the parking lot of an office park. In addition to the car show, live music and food vendors would be present as well as child amusement inflatables. The car show will take place on August 15, 2009 from 10am-5pm. Setup will take place the morning of the show from 7am-10am and cleanup will occur that night from 5pm-7pm.

**Applicant:** VARGAS ARMANDO H  
LA ESPERANZA HCS  
15 S GRADY WAY, SUITE 522  
RENTON, WA  
425-793-9834

**Tax ID**  
7232000020

**Contact:** VARGAS ARMANDO  
LA ESPERANZA HCS  
15 S GRADY WAY, SUITE 522  
RENTON WA 98057  
425.793.9834

**Owner:** SNOW BETTE  
RVA OFFICE, LLC  
15 S GRADY WAY, SUITE 520  
RENTON, WA

**Planner:** Ion Arai

**Reviewer:** Kayren Kittrick

**LUA09-060 / HAWK'S LANDING MIXED USE Status: APPROVED**

**Submittal Date:** 05/21/2009      **Acceptance Date:** 05/28/2009      **Decision Date:** 09/10/2009

**Associated Land Use Actions** , Environmental (SEPA) Review, Modification, Hearing Examiner Site Plan, Master Plan Review

**Address:**  
4350 LAKE WASHINGTON BLVD N

**Description:** The applicant is requesting Master Site Plan Review, Site Plan Review, and SEPA Environmental Review for a 60-foot high, 122,000 square foot, 173-room hotel. The hotel

Category: Commercial

**LUA09-060 / HAWK'S LANDING MIXED USE** **Status: APPROVED**

would include retail space, fitness center, spa, and a restaurant. The subject site is located at 4350 Lake Washington Boulevard N, the former site of Pan Abode Cedar Homes that is approximately 7.8 acres in size, of which 3.07 acres would be developed with the proposed hotel. The applicant has proposed to remove the existing warehouse structures on the subject. The proposed development would be accessed from Lake Washington Boulevard N at two locations. In addition to a parking garage, 124 surface parking spaces are proposed including five spaces for Neighborhood Eclectic Vehicles. The subject site is located north of May Creek and its associated 100-year floodplain and has been identified to be within a seismic hazard area; as such, the applicant submitted a geotechnical report, wetland and stream study, and flood hazard information with the application. The applicant estimated 4,450 cubic yards of cut and 15,000 cubic yards of fill materials for development construction. The 9 existing trees on the subject site would be replaced with 83 new trees. The applicant would provide drainage and street frontage improvements as a part of this project.

7/17/09 - Appeal of the ERC determination received. Appeal hearing scheduled to be heard by the Hearing Examiner on 7/21/09.

7/21/09 - Hearing Examiner opened and continued the hearing to 8/25/09.

9/10/09 - Hearing Examiner affirmed the ERC Decision.

9/24/09 - Appeal/Reconsideration of HEX Decision received.

10/19/09 - Hearing Examiner approved Site Plan with conditions. New appeal period ends 10/28/09.

8-31-11 Extention Request was recived for the Site Plan approval. In addition, the applicant has requested a change in the contact information to Hawks Landing, LLC c/o Dan Mitzel. Contact infomation was updated.

5-5-12 Site Plan Modification Reqeust Submitted.

**Applicant:** ALPERT SPENCER  
ALPERT INTERNATIONAL, LLP  
2442 NW MARKET ST #722  
SEATTLE, WA  
260-915-7200

**Tax ID**  
3224059049

**Contact:** HAWKS LANDING, LLC  
C/O DAN MITZEL  
1111 CLEVELAND AVENUE, SUITE 201  
MOUNT VERNON, WA 98273  
360.404.5020

**Contact:** MEL A. MAERTZ  
M2 ARCHITECTS, ARCHITECTURE & PLANNING  
22002 64TH AVENUE WEST., SUITE 2C  
MOUNTLAKE TERRACE, WA  
206-354-7100  
mmaertz@m2architects.net

**Owner:** PORT QUENDALL COMPANY  
505 5TH AVE S #900  
SEATTLE WA

**Planner:** Vanessa Dolbee

**Category: Commercial****LUA09-060 / HAWK'S LANDING MIXED USE Status: APPROVED**

Reviewer: Arneta Henninger

**LUA09-056 / Rainier Auto Sales Event VI Status: APPROVED**

Submittal Date: 05/12/2009

Acceptance Date: 05/15/2009

Decision Date: 06/01/2009

Associated Land Use Actions Temporary Use Permit

**Address:**

901 S GRADY WAY

**Description:** The applicant is requesting a temporary use permit to allow temporary outdoor auto sales within the Sam's Club Parking lot, located at 901 South Grady Way. The applicant proposes to have about 100 new and used cars as well as a 900 sq. ft. sales tent. Hours of operation will be June 11th through June 17th from 8:30am - 10pm. Tent installation and car placement will start on Thursday June 11th and the site will be restored to its previous condition by Sunday, June 17th.

**Applicant:** BURIEN NISSAN  
16042 1ST AVE SO  
SEATTLE, WA  
206-242-7070

**Tax ID**

1723059183

**Applicant:** MORRISON RANDY  
BURIEN NISSAN  
16042 1ST AVE S  
SEATTLE, WA  
206-424-7070

**Contact:** MORRISON RANDY  
BURIEN NISSAN  
206-424-7070

**Owner:** WALMART PROPERTY TAX DEPT  
PO BOX 8050 MS 0555  
BENTONVILLE AR

**Planner:** Ion Arai

**Reviewer:** Kayren Kittrick

**LUA09-047 / HILLCREST VILLAGE BSP Status: RECORDED**

Submittal Date: 04/03/2009

Acceptance Date: 04/20/2009

Decision Date: 05/29/2009

Associated Land Use Actions Binding Site Plan

**Address:**

325 DUVALL AVE NE



**Category: Commercial**

**LUA09-047 / HILLCREST VILLAGE BSP **Status: RECORDED****

**Description:** The applicant is requesting review and approval of a Binding Site Plan to create 3 lots for the continued development of the Hillcrest Village Condominium on a 2.25 acre site in the Commercial Arterial (CA) zone. The Hillcrest Condominium project was previously approved as part of the Site Plan Review in LUA 04-015), SA-A, ECF and contains a total of 35 residential condominium units. Subsequently the project had been recorded and the applicant has obtained building permits and the project is currently under construction. The 3 proposed lots would continue to function as a single site. The Binding Site Plan would allow the applicant to secure separate financing for the condominium units/structures. The proposed Binding Site Plan would affect the ownership and financing structure of the project. Upon completion of financing and construction, the applicant will extinguish the Binding Site Plan. Proposed Lot 1 is 41,433 square feet in area containing 3 structures with 11 residential units; proposed Lot 2 is 31,084 square feet in area containing 3 buildings with 12 residential units; and Lot 3 is 25,315 square feet in area containing 3 buildings with 12 residential units. Access to proposed Lots 1 and 3 would be via Duvall Avenue NE; access to Lot 2 would be from Duvall Avenue NE via access easements through Lots 1 and 3.

**Applicant:** SCHNEIDER HOMES INC  
6510 SOUTHCENTER BLVD  
TUKWILA WA  
206 248 2471

<b>Tax ID</b>
3328300000

**Contact:** MORROW PAUL  
DMP INC  
726 AUBURN WAY N  
AUBURN WA  
253 333 2200  
dmpinc@seanet.com

**Owner:** SCHNEIDER HOMES INC  
6510 SOUTHCENTER BLVD  
TUKWILA WA  
206 248 2471

**Planner:** Gerald Wasser

**Reviewer:** Arnetta Henninger

**LUA09-042 / STRADA DA VALLE SHORT PLAT **Status: RECORDED****

**Submittal Date:** 03/18/2009      **Acceptance Date:** 03/27/2009      **Decision Date:** 08/13/2009

**Associated Land Use Actions** , Administrative Short Plat

**Address:**  
2300 EAST VALLEY RD

**Description:** The applicant is proposing to subdivide an existing parcel into 3 lots which contains an existing three building office development to be retained. The proposed lots would range in size from 10,335 square feet up to 27,723 square feet; each of the lots would contain one of the three existing commercial buildings. The subject property is located on the east side of East Valley Road just north of SW 27th Street. The project site totals 5.59 acres in area and is zoned Commercial Arterial (CA). Access for the proposed lots would be provided via

**Category: Commercial**

**LUA09-042 / STRADA DA VALLE SHORT PLAT Status: RECORDED**

existing driveways along East Valley Road. An addendum to the existing SEPA Determination of Non-Significance-Mitigated, issued for the construction of the office development (ECF-053-87), is also being requested in order to recognize the proposed lot lines.

5/19/09 - Appeal and reconsideration received.  
7/1/09 - Planning Director responded to reconsideration upholding the approval of the plat with a revision to condition 2 of the initial report & decision dated 5/5/09. New appeal period ends 7/15/09.  
7/15/09 - Appeal of Planning Director's reconsideration decision received. Appeal scheduled to be heard by the Hearing Examiner on 7/28/09.  
7/28/09 - Hearing Examiner opened and continued hearing to a date TBD.  
8/13/10 - Stipulation & Order agreement removing condition #1 of the Administrative Report & Decision dated 5/5/09 was signed by the applicant, City Attorney, & Hearing Examiner - appeal withdrawn.

**Applicant:** STRADA DA VALLE LLC  
9125 10TH AVE S  
SEATTLE, WA  
206-762-9125

**Tax ID**  
3023059103

**Contact:** HALINEN DAVID  
HALINEN LAW OFFICES  
1019 REGENTS BLVD, STE#202  
FIRCREST, WA  
206-443-4684

**Owner:** STRADA DA VALLE  
9125 10TH AVE S  
SEATTLE WA  
2067629125

**Planner:** Rocale Timmons

**Reviewer:** Illian Jan

**Reviewer:** Rick Moreno

**LUA09-031 / FIRST SAVINGS SIGN VARIANCE Status: APPROVED**

**Submittal Date:** 02/20/2009      **Acceptance Date:** 02/27/2009      **Decision Date:** 03/16/2009

**Associated Land Use Actions** Administrative Variance,

**Address:** 201 WELLS AVE S

**Description:** The applicant is requesting two variances for two replacement wall signs in association with an existing bank building on a 38,865 sf site in the CD zone. One variance is for primary wall sign height (31-ft,8.5-in. where 25 ft. is outright permitted and 31-ft, 3-in. is allowed with a modification) and the other is for secondary wall sign size (42.56 sf where 25 sf is outright permitted). Modifications for secondary wall sign height (30-ft.,10-in. where up to 31-ft., 3-

**Category: Commercial**

**LUA09-031 / FIRST SAVINGS SIGN VARIANCE Status: APPROVED**

in. is allowed with a modification) and illumination are also being requested.

**Applicant:** COX EDIE  
SEATTLE COMMERCIAL SIGN  
676 S ORCAS ST  
SEATTLE WA  
206 223 4907

**Tax ID**  
7231501825

**Contact:** GRAY ANTHONY  
FIRST SAVINGS BANK NORTHWEST  
201 WELLS AVE S  
PO BOX 360  
RENTON WA  
425 254 2030  
GRAYA@FSBNW.COM

**Owner:** FIRST SAVINGS BANK NORTHWEST  
201 WELLS AVE S  
PO BOX 360  
RENTON WA  
425 255 4400

**Owner:** FIRST SAVINGS BANK OF RENTON  
PO BOX 360  
RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Mike Dotson

**LUA09-030 / RAINIER AUTO SALES EVENT V Status: APPROVED**

**Submittal Date:** 02/19/2009      **Acceptance Date:** 02/27/2009      **Decision Date:** 03/19/2009

**Associated Land Use Actions** Temporary Use Permit

**Address:** 901 S GRADY WAY

**Description:** The applicant is requesting a temporary use permit to allow temporary outdoor auto sales within the Sam's Club Parking lot, located at 901 South Grady Way. The applicant proposes to have about 100 new and used cars as well as a 1,200 sq. ft. sales tent. Hours of operation will be March 19th - March 23th from 8:30am - 10pm. Tent installation and car placement will start on Wednesday, March 18th and the site will be restored to its previous condition by Tuesday, March 24th.

**Applicant:** BURIEN NISSAN  
16042 1ST AVE S  
SEATTLE, WA  
206-349-3535

**Tax ID**  
1723059183

**Category: Commercial**

**LUA09-030 / RAINIER AUTO SALES EVENT V Status: APPROVED**

**Owner:** WALMART PROPERTY TAX DEPT  
PO BOX 8050 MS 0555  
BENTONVILLE AR

**Planner:** Ion Arai

**Reviewer:** Kayren Kittrick

**LUA09-029 / HARLEY DAVIDSON SIGN VARIANCE Status: APPROVED**

**Submittal Date:** 02/19/2009      **Acceptance Date:** 02/23/2009      **Decision Date:** 03/10/2009

**Associated Land Use Actions** Administrative Variance,

**Address:**  
3701 EAST VALLEY RD

**Description:** The applicant is requesting two administrative sign variances from RMC 4-4-100C.10 and RMC4-4-100E.3 to locate Harley Davidson pole sign off-premises on the property to the south (movie theatre site) and to exceed the height limit of 40 feet. The applicant is proposing to remove the existing 150 square-foot XTreme Full Trottle pole sign and replace with a 120 square-foot Harley Davidson freestanding pole sign 80 feet in height. The site is located at 3701 East Valley Road and the sign would be located along East Valley Road just south of the site. The subject site is 11.16 acres and is located in the Industrial Medium (IM) zone.

**Applicant:** LAMPHERE ENTERPRISES  
12520 SW CANYON RD  
BEAVERTON, OR  
503-643-8687

**Tax ID**  
1253600020

**Applicant:** PLUMB SIGNS INC.  
909 S 28TH STREET  
TACOMA, WA  
253-473-3323

**Contact:** ENTERPRISES LAMPHERE  
503-643-8687

**Owner:** LAMPHERE PROPERTIES LLC/ATTN: JON WALSH  
12505 SW BROADWAY ST  
BEAVERTON OR

**Planner:** Rocale Timmons

**Reviewer:** Rick Moreno

**LUA09-024 / Springbrook Ridge PUD Status: APPROVED**

**Submittal Date:** 02/12/2009      **Acceptance Date:** 02/20/2009      **Decision Date:** 08/22/2011

**Category: Commercial**

**LUA09-024 / Springbrook Ridge PUD Status: APPROVED**

**Associated Land Use Actions** , Environmental (SEPA) Review, Lot Line Adjustment, Preliminary Planned Urban Dev, Hearing Examiner Variance

**Address:** SE 172nd St. & Benson Rd. S. & Benson Dr

**Description:** The applicant is requesting an Environmental Review (SEPA) and Preliminary Planned Urban Development (PPUD) for a mixed-use development including office, retail and residential uses. In addition, the applicant has requested a Lot Line Adjustment and a Hearing Examiner Variance from RMC 4-4-130 to allow the removal of trees in a stream buffer. The subject site is located south of SE 172nd Street, west of Benson Road S and east of Benson Dr. (SR 515). The site is comprised of two vacant parcels totaling 164,828 square feet (3.78 acres) located within the Commercial Arterial (CA) zone. The proposed lot line adjustment would create two parcels Lot 1 that would be 1.98 acres and Lot 2 that would be 1.80 acres. The applicant has proposed a 97 unit multi-family complex on Lot 1. This development would have a density of 50.30 dwelling units per acre. Lot 2 would be developed with a mixed-use building with retail on the ground floor and office above. Access to the site would be gained from SE 172nd Street, Benson Dr. and Benson Road S. The site contains Coal Mine Hazards, Steep Slopes and a Class 4 Stream, as such, the applicant provided a Geotechnical Report with a Coal Mine Assessment, Stream and Wetland Delineation and Study and a Secondary Steam Study and Mitigation Plan. In addition, the applicant also provided a Preliminary Storm Drainage Report and a Transportation Impact Study. The applicant has proposed to retain 70 significant trees on the subject site. The subject development proposes frontage improvements along SE 172nd Street although, they have asked for a waiver for frontage improvements along Benson Road S. The development would also provide water, sewer and drainage improvements.

8/24/09 - Variance no longer required, fee will be refunded to applicant. Refund taken out of environmental category by mistake.

11/16/09 - Council approved Hearing Examiner Recommendation under Ord. #5498. Approval for a Preliminary Planed Urban Development (PPUD)

8/3/11 - Extension request for PPUD recived.

8/24/11 - Extension request granded by the Hearing Examiner to 9/24/2012

**Applicant:** CUGINI ALEX  
C/O CENTURY PACIFIC, LP  
1201 THIRD AVENUE, SUITE 1680  
SEATTLE, WA  
(206)757-8892

**Tax ID**  
2923059009

**Contact:** LAIRD KATHERINE  
CENTURY PACIFIC  
1201 THIRD AVENUE, SUITE 1680  
SEATTLE, WA 98101  
(206) 757-8892

**Owner:** CUGINI ROBERT ALEX, CUGINI NORMA, CUGINI ROBER  
PO BOX 359  
RENTON WA

**Planner:** Vanessa Dolbee

**Category: Commercial****LUA08-141 / Frontier Bank** **Status: EXPIRED****Submittal Date:** 11/26/2008      **Acceptance Date:** 12/09/2008      **Decision Date:** 01/06/2009**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

201 S 3RD ST

**Description:** The applicant is requesting Site Plan Review and Environmental (SEPA) Review of a 4,500 square foot Frontier Bank with two drive-up banking lanes. The subject site is located on the south side of South 3rd Street at 201 South 3rd Street. The 19,920 square foot site is located within the Commercial Arterial (CA) zoning designation and the Rainier Avenue Business District. The site most recently has been used as a used car sales lot, although previously the site was used for a gas station. The old gas station was demolished prior to the subject application and the Model Toxins Control Cleanup has been performed. Access to the site is proposed along South 3rd Street. The applicant has proposed 15 parking spaces on-site and 1 loading/unloading space. In addition, the applicant has requested a driveway stacking modification to allow room for three car stacking instead of the required 5 car stacking for the two drive-up banking lanes. The site does not contain any existing trees; although, street trees along right-of-way frontage would be retained. The subject site is located within a seismic hazard area; as such, the applicant has submitted a Geotechnical Report.

**Applicant:** SCHLIEDER DERIC VON**Tax ID**

**Contact:** SCHLIEDER DERIC VON  
BOTESCH NASH AND HALL P.S.  
2727 OAKES AVENUE  
EVERETT WA 98201  
425.259.0868  
deric@bnharch.com

0007200003

**Owner:** FFP INC  
PO BOX 2215  
EVERETT WA

**Planner:** Vanessa Dolbee**Reviewer:** Jan Illian**LUA08-136 / WALGREENS #12497 SIGN VARIANCE** **Status: DENIED****Submittal Date:** 11/14/2008      **Acceptance Date:** 11/26/2008      **Decision Date:** 12/18/2008**Associated Land Use Actions** Administrative Variance,**Address:**

4105 NE 4TH ST

**Description:** The applicant is requesting two Sign Variances from RMC 4-4-100C.10 to locate on off-premises Les Schwab sign on Walgreens site and RMC4-4-100E.5.a.i for Les Schwab to provide two freestanding, ground, roof or projecting signs with one street frontage. The site is located at 4105 NE 4th Street and the sign would be located in the southeast corner of the intersection of NE 4th Street and Union Avenue NE. The subject site is 46,508 square feet

**Category: Commercial****LUA08-136 / WALGREENS #12497 SIGN VARIANCE Status: DENIED**

and is located in the Commercial Arterial Zone (CA) as well as the NE 4th Street business district. The buffer of a wetland and Maplewood Creek exist on site although not within the location of the proposed sign. Walgreens is proposing a freestanding pole sign with 291.68 square feet of sign face and 25 feet tall. The sign would be comprised of three separate signs; a Walgreens sign with logo on top, a Les Schwab sign, and a manual reader board at the lowest point on the poll.

12/31/08 - Appeal of administrative denial received

2/24/09 - Hearing Examiner affirmed the decision and denied the appeal.

**Applicant:** THOMPSON THOMAS  
CONSULTING ARCHITECT  
29619 15TH AVE NE  
STANWOOD, WA 98292  
360-629-3985

**Tax ID**

5182100008

**Owner:** CAR WASH ENTERPRISES INC  
PO BOX 70527  
SEATTLE WA

**Planner:** Vanessa Dolbee

**Reviewer:** Arneta Henninger

**LUA08-133 / JOES TENT SALE TEMP USE PERMIT Status: APPROVED**

**Submittal Date:** 10/31/2008

**Acceptance Date:** 11/12/2008

**Decision Date:** 12/01/2008

**Associated Land Use Actions** Temporary Use Permit

**Address:** 915 N LANDING WAY

**Description:** The applicant is requesting a Temporary Use Permit to construct a 40-foot by 80-foot tent to sell bulk holiday products within the parking lot. The hours for the tent sale will be from 7:00 am to 11:00 pm. No improvements or alterations to the property will be made. Access to the parking lot and right of ways will not be obstructed. The tent will occupy approximately 33 parking stalls. There are no critical areas onsite.

**Applicant:** BENNETT LORI  
JOES SPORTS  
915 N LANDING WAY  
RENTON, WA  
425-204-3900  
lori.bennett@joesports.com

**Tax ID**

0886600040

**Category: Commercial**

**LUA08-133 / JOES TENT SALE TEMP USE PERMIT Status: APPROVED**

**Contact:** BENNETT LORI  
JOES SPORTS  
915 N LANDING WAY  
RENTON WA 98057  
425.204.3900  
lori.bennett@joessports.com

**Owner:** TRANSWESTERN HARVEST LKSHOR  
150 N WACKER DR #800  
CHICAGO IL

**Planner:** Ion Arai

**Reviewer:** Kayren Kittrick

**LUA08-128 / CASCADE CENTER-MONOPOLE I Status: APPROVED**

**Submittal Date:** 10/24/2008      **Acceptance Date:** 11/25/2008      **Decision Date:** 01/15/2009

**Associated Land Use Actions** Administrative Conditional Use

**Address:**  
17148 116TH AVE SE

**Description:** The applicant is requesting an Administrative Conditional Use Permit to locate and install a monopole I - wireless communications facility (WCF), which would include antennas and microwave dishes on a 59 feet 11 inch pole and associate equipment cabinet on the ground level. The WCF would be located in the southeast corner of the Cascade Center parking, a 2.95-acre shopping mall within the Commercial Arterial (CA) zoning designation. The equipment cabinet area would be 70 square feet in size and would be enclosed in CMU block structure. An existing 25-foot light standard and landscaping would be removed to make way for the WCF. A rock retaining wall would be relocated the south of the WCF. Minimal fill would be required to level the equipment pad. Access to the WCF would be provided off of 116th Avenue SE. There are no critical areas located onsite. No street or landscaping improvements are proposed.

NOTES:  
NOV 7 - sent letter listing items needed for acceptance.  
NOV 25 - received needed info - will accept today.

1/28/09 - Request for minor modification received.  
3/11/09 - Jennifer Henning, Current Planning Manager approved request and will allow modifications at Building Permit stage.

**Applicant:** CLEARWIRE  
4400 CARILLON POINT  
KIRKLAND WA  
206.334.4114

**Tax ID**  
2823059010



**Category: Commercial**

**LUA08-128 / CASCADE CENTER-MONOPOLE T Status: APPROVED**

**Contact:** WALTON TODD  
CLEARWIRE  
4400 CARILLON POINT  
KIRKLAND WA 98033  
206.334.4116  
todd.walton@advancepermittingllc.com

**Owner:** MBA CASCADE PLAZA L L C ET  
PO BOX 3821  
BELLEVUE WA

**Planner:** Ion Arai

**Reviewer:** Rick Moreno

**LUA08-120 / FIRST SAVINGS LOAN CENTER Status: APPROVED**

**Submittal Date:** 10/16/2008      **Acceptance Date:** 10/31/2008      **Decision Date:** 12/18/2008

**Associated Land Use Actions** , Environmental (SEPA) Review, Administrative Site Plan

**Address:**  
201 WELLS AVE S  
207 WELLS AVE S  
208 WILLIAMS AVE S  
213 WELLS AVE S

**Description:** The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for the construction of a three story (42-foot tall) commercial office building, a second floor bridge which would connect the existing 49,538 square foot bank/corporate facility to the new building and the remodel of approximately 1,000 square feet of the existing bank/corporate facility on a 38,865 square foot site.. The proposed 23,485 square foot building would operate as a new loan center. The 6,366 square foot existing loan center facility would be demolished to accommodate the new construction. The subject property is located in the Center Downtown (CD) zoning designation and Urban Overlay District A. 44 structured (within the existing bank/corporate facility) and 13 surface parking stalls are to remain. Access to the site would be from Wells Avenue South, Williams Avenue South, and South 2nd Street. The site is located in a seismic hazard area and approximately 350 cubic yards of earth movement is proposed.

12/18/08 - Urban Design Overlay approved. Appeal period ends 12/31/08

**Applicant:** KARPIAK, VICTOR  
FIRST SAVINGS LOAN CENTER  
PO BOX 360  
RENTON, WA  
425.255.4400

<b>Tax ID</b>
7231501935
7231501825
7231501830
7231501930
7231501940

**Category: Commercial**

**LUA08-120 / FIRST SAVINGS LOAN CENTER **Status: APPROVED****

**Contact:** EVERIST, MEREDITH  
 BAYLIS ARCHITECTS  
 10801 MAIN ST, SUITE 110  
 BELLEVUE, WA  
 425.454.0566  
 everistm@baylisarchitects.com

**Owner:** FIRST FEDERAL SAVINGS & LOA  
 PO BOX 358  
 RENTON WA

**Owner:** FIRST SAVINGS BANK OF RENTON  
 PO BOX 360  
 RENTON WA

**Planner:** Gerald Wasser

**Reviewer:** Mike Dotson

**LUA08-116 / LONGACRES COTTONWOOD REMOVAL **Status: APPROVED****

**Submittal Date:** 10/09/2008      **Acceptance Date:** 10/23/2008      **Decision Date:** 11/06/2008

**Associated Land Use Actions** Routine Vegetation Management

**Address:**  
 1901 OAKESDALE AVE SW

**Description:** The applicant is requesting a Routine Vegetation Management Permit for the removal of 160 Cottonwood trees in a lot just south of the parking lot for the 25-20 office building for the Boeing Company. The trees are causing issues with utilities and debris to the adjacent parking and storm water inlets. The site is 5.25 acres and is located at 1901 Oakesdale Avenue SW, zone Commercial Office (CO).

**Contact:** CLEMENT MARK  
 BOEING CO.  
 737 LOGAN AVE N  
 RENTON WA 98055  
 206.617.2944  
 mark.d.clement@boeing.com

<b>Tax ID</b>
0886700220

**Owner:** BOEING  
 1901 OAKESDALE AVE SW  
 RENTON,WA  
 206-617-2944

**Planner:** Vanessa Dolbee