



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

April 10, 2024

Lisa Lu
10801 Main St #110
Bellevue, WA 98004

Via email: lul@baylisarchitects.com

Re: Correction Required – 3230 78th Place NE - File No: P-24-009

Dear Lisa Lu,

On February 22, 2024, the City of Medina received the above-referenced Substantial Development permit application. During my zoning compliance review, the following items were identified as needing revision, correction, or clarification:

Approval Criteria

- Approval Criteria #1: The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (Chapter 90.58 RCW):** The answers provided for this approval criteria were general in nature and didn't address the listed aspects within the Substantial Development Permit application. Revise answer to approval criteria to address each aspect of RCW 90.58.020:
 - Foster all reasonable and appropriate uses**
 - Protect against adverse effects to the public health, the land and its vegetation and wildlife**
 - Priority to single-family residences and appurtenant structures**
 - Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public's use of the water**
- Approval Criteria #2: The proposed development is consistent with the State Shoreline Management Permit and Enforcement Procedures:** The answers provided for this approval criteria were general in nature and didn't address the listed aspects within the Substantial Development Permit application. Revise answers to approval criteria to generally address Washington Administrative Code 173-27 and Chapters 16.80 and Chapter 16.71 or 16.72 MMC.
- Approval Criteria #3a: The proposed development is consistent with the provisions of the Medina shoreline master program. Comprehensive Plan Goals & Policies (Element 2.1 – Shoreline Management Sub-element):** The answers provided for this approval criteria were general in nature and didn't address the listed aspects within the Substantial Development Permit application. Revise answer to approval criteria by listing specific Goals and Policies found in Element 2.1-Shoreline Management Sub-element and how those goals and policies relate to the proposed project.

4. **Approval Criteria #3b: The proposed development is consistent with the provisions of the Medina shoreline master program. Shoreline Master Program Chapters 16.60 through 16.67 MMC:** The answers provided for this approval criteria were general in nature and didn't address the listed aspects within the Substantial Development Permit application. Revise answer to approval criteria to generally address each chapter of the Shoreline Master Program in relation to the proposed project.

At this time, the processing of your building permit application is placed on hold pending the submittal of the requested information. This determination does not preclude the City from requesting additional information.

Please upload new items to the permit portal at your earliest convenience. If you have questions, please do not hesitate to contact me at tcarter@ldccorp or (425) 949-0152. Contact our Development Services Coordinator, Rebecca Bennett, at (425) 233-6414 or rbennett@medina-wa.gov if you need assistance with the permit portal.

Sincerely,

Thomas Carter
City of Medina
Planning Consultant

CC: Steven R. Wilcox
Jonathan Kesler
Rebecca Bennett

April 16, 2024

Thomas Carter
City of Medina
Planning Consultant

Re: Correction Required – 3230 78th Place NE - File No: P-24-009 File Nos.
Architect's Project No: 23-0922

Dear Thomas,

On behalf of our client, we are submitting the following response to the comments letter dated 04/10/2024.

Approval Criteria

1. *Approval Criteria #1: The proposed development is consistent with the policy and provisions of the State Shoreline Management Act of 1971 (Chapter 90.58 RCW): The answers provided for this approval criteria were general in nature and didn't address the listed aspects within the Substantial Development Permit application. Revise answer to approval criteria to address each aspect of RCW 90.58.020:*

a. *Foster all reasonable and appropriate uses*

Response:

The proposed remodel complies with the intent outlined in Chapter 90.58 RCW. It will maintain the current residential function, which is a defined reasonable and appropriate use and enhance the existing site conditions.

b. *Protect against adverse effects to the public health, the land and its vegetation and wildlife*

Response:

The proposed remodel complies with the intent outlined in Chapter 90.58 RCW. It won't involve any alterations to the shoreline. Instead, it will implement vegetation mitigation measures to enhance protection near the shoreline. This approach ensures the preservation of the land's integrity, as well as its plant life and wildlife.

c. *Priority to single-family residences and appurtenant structures*

Response:

The proposed remodel complies with the intent outlined in Chapter 90.58 RCW. It will indeed continue to be utilized as single-family residences, aligning with the 'Priority to single-family residences'.

d. *Minimize insofar as practical, any resultant damage to the ecology and environment and interference to the public's use of the water*

Response:

to the proposed project.

Response:

For CHAPTER 16.60. - GENERAL PROVISIONS - The proposed remodel is adhering to the regulations

For CHAPTER 16.61. - SHORELINE ENVIRONMENT DESIGNATIONS - The proposed remodel aligns with or fulfills the required designations or criteria.

For CHAPTER 16.62. - SHORELINE USE REGULATIONS - The proposed remodel falls within the residential project category and is permitted under this chapter.

For CHAPTER 16.63. - SHORELINE GENERAL DEVELOPMENT STANDARDS - The proposed remodel meets the current code-allowed impervious surface and building height.

For CHAPTER 16.64. - USE SPECIFIC SHORELINE DEVELOPMENT STANDARDS - The proposed remodel is allowed under this chapter

For CHAPTER 16.65. - SHORELINE MODIFICATIONS - N/A; There are no proposed shoreline modifications on the subject remodel.

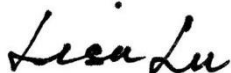
For CHAPTER 16.66. - GENERAL SHORELINE REGULATIONS - The proposed remodel has implemented vegetation mitigation measures to enhance protection near the shoreline. This approach ensures the preservation of the land's integrity, as well as its plant life and wildlife per the regulations. The proposed remodel has no work that will occur in the shoreline area except inside the existing building footprint. The new patio will meet shoreline-shoreline-required setback. The project aligns with the existing nonconformity and will not introduce further nonconformities. The proposed design meets the current code-allowed building height, structure coverage, and impervious surface.

For CHAPTER 16.67. - CRITICAL AREAS IN THE SHORELINE – N/A; There are no critical areas along the shoreline at the subject site.

Please feel free to call me at (425) 454-0566 if you require further clarification.

Sincerely,

BAYLIS ARCHITECTS, INC.



Lisa Lu | AIA | LEED AP
Associate Principal



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
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June 20, 2024

Lisa Lu
10801 Main St #110
Bellevue, WA 98004

Via email: lul@baylisarchitects.com

Re: Correction Required – 3230 78th Place NE - File No: P-24-009

Dear Lisa Lu,

On April 16, 2024, the City of Medina received resubmittal in response to 1st review comments (dated 4/10/2024) for the above-referenced Non-Substantial Development permit application. During my zoning compliance review, the following items were identified as needing revision, correction, or clarification:

Project Proposal: The applicant sent a response letter addressing review comments dated 4/16/2024. While the applicant addressed all the review comments, some of the answers brought into light new aspects of the project that were not previously communicated in the project description of the Non-Substantial Development Permit Application. The following is additional information needed to fully review the proposed remodel with patio addition.

- 1. The revised response to Approval Criteria #3 states:** *“For CHAPTER 16.66. - GENERAL SHORELINE REGULATIONS - The proposed remodel has implemented vegetation mitigation measures to enhance protection near the shoreline. This approach ensures the preservation of the land's integrity, as well as its plant life and wildlife per the regulations. The proposed remodel has no work that will occur in the shoreline area except inside the existing building footprint. The new patio will meet shoreline shoreline-required setback. The project aligns with the existing nonconformity and will not introduce further nonconformities. The proposed design meets the current code-allowed building height, structure coverage, and impervious surface. mentions that this proposal includes a new patio.”* **The documents provided do not provide a clear representation of what part of the patio is existing vs new. Please update site plan to clearly show the existing patio, proposed patio, square footage of the proposed and existing patio.**
- 2. MMC 16.63.030(C)(7)(a) states** *“.....No part of the structure exceeds 30 inches in height above the existing grade.”* **Please provide elevation of proposed patio section that shows its relation to the existing grade.**
- 3. MCC 16.63.030(C)(7)(d) states** *“for uncovered decks and patios protruding within the shoreline setback materials shall allow water to easily pass through the ground.”* **Please include/provide details on materials that will be used for the proposed patio.**

At this time, the processing of your building permit application is placed on hold pending the submittal of the requested information. This determination does not preclude the City from requesting additional information.

Please upload new items to the permit portal at your earliest convenience. If you have questions, please do not hesitate to contact me at tcarter@ldccorp or (425) 949-0152. Contact our Development Services Coordinator, Rebecca Bennett, at (425) 233-6414 or rbennett@medina-wa.gov if you need assistance with the permit portal.

Sincerely,

Thomas Carter
City of Medina
Planning Consultant

CC: Steven R. Wilcox
Jonathan Kesler
Rebecca Bennett

June 24, 2024

Thomas Carter
 City of Medina
 Planning Consultant

Re: Correction Required #3 – 3230 78th Place NE - File No: P-24-009
 Architect's Project No: 23-0922

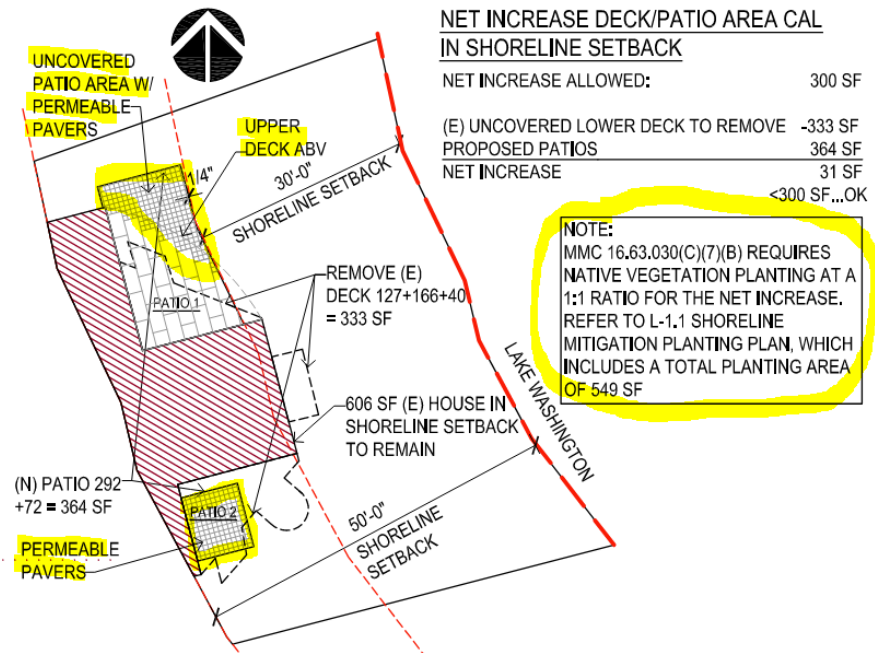
Dear Thomas,

On behalf of our client, we are submitting the following response to the comments letter dated 06/21/2024.

No Net Loss Report: Upon review and discussion with Grette Associates, it was determined that applicant will need to provide a No Net Loss Analysis that demonstrates that the proposed increase in patio/deck coverage will not create a net loss of ecological function or the shoreline environment. The applicant will also need to provide information in the analysis regarding the impacts of proposing a tiled concrete slab for the patio instead of a material that allows water to easily pass through patio and decking structures that protrude within the shoreline setback. The no net loss analysis also needs to describe how the proposed Shoreline Planting Plan is mitigating for any impacts to ensure no net loss.

Response:

We have modified the detail 3/A002. We changed the uncovered the patio section to the permeable pavers and added the note: 'MMC 16.63.030(C)(7)(b) requires native vegetation planting at a 1:1 ratio for the net increase. Refer to L-1.1 Shoreline Mitigation Planting Plan, which includes a total planting area of 549 SF'. With the Shoreline Mitigation Planting Plan, there is no net loss.



NET INCREASE DECK/PATIO AREA CAL IN SHORELINE SETBACK & DIAGRAM

3
 1"=20'-0"

SF Rima - 80mm 8x8 Smooth Top Permeable Pavers - Tremron



Starting From: \$2.72 Per SF



3-1/8" Permeable Pavers - Square 8"x8" (Smooth Surface & Beveled Edge)

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Color swatches represent product color only, not surface texture, dimensions or shape. Actual color may vary. It is recommended to view actual product samples before ordering.

Ship From: ⓘ	
-- Please Select --	
Shape	Thickness
8"x8"	3-1/8"

Please feel free to call me at (425) 454-0566 if you require further clarification.

Sincerely,

BAYLIS ARCHITECTS, INC.

Lisa Lu | AIA | LEED AP
Associate Principal



CITY OF MEDINA

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June 20, 2024

Lisa Lu
10801 Main St #110
Bellevue, WA 98004

Via email: lul@baylisarchitects.com

Re: **Correction Required** – 3230 78th Place NE - File No: P-24-009

Dear Lisa Lu,

On April 16, 2024, the City of Medina received resubmittal in response to 2nd review comments (dated 6/19/2024) for the above-referenced Non-Substantial Development permit application. The project site plan and Shoreline Mitigation Plan was shared and reviewed by the cities consultant Grette Associates (Grette). During my zoning compliance review, the following items were identified as needing revision, correction, or clarification:

No Net Loss Report: Upon review and discussion with Grette Associates, it was determined that applicant will need to provide a No Net Loss Analysis that demonstrates that the proposed increase in patio/deck coverage will not create a net loss of ecological function or the shoreline environment. The applicant will also need to provide information in the analysis regarding the impacts of proposing a tiled concrete slab for the patio instead of a material that allows water to easily pass through patio and decking structures that protrude within the shoreline setback. The no net loss analysis also needs to describe how the proposed Shoreline Planting Plan is mitigating for any impacts to ensure no net loss.

At this time, the processing of your building permit application is placed on hold pending the submittal of the requested information. This determination does not preclude the City from requesting additional information.

Please upload new items to the permit portal at your earliest convenience. If you have questions, please do not hesitate to contact me at tcarter@ldccorp or (425) 949-0152. Contact our Development Services Coordinator, Rebecca Bennett, at (425) 233-6414 or rbennett@medina-wa.gov if you need assistance with the permit portal.

Sincerely,

Thomas Carter
City of Medina
Planning Consultant

CC: Steven R. Wilcox
Jonathan Kesler, AICP
Rebecca Bennett

July 30, 2024

Thomas Carter
City of Medina
Planning Consultant

Re: Correction Required #4 – 3230 78th Place NE - File No: P-24-009
Architect's Project No: 23-0922

Dear Thomas,

On behalf of our client, we are submitting the following response to the comments email dated 07/29/2024 and letter dated 06/20/2024.

Shoreline Planting Plan:

1. Grette finds that the Plan is consistent with MMC 16.63.030(C)(7)(b)(i) because native vegetation will be planted onsite at a 1:1 ratio of the net increase in new surface area within 50 feet from the ordinary high-water line. However, the Plan does not meet the requirements of MMC 16.63.030(C)(7)(b)(ii) because the Plan is not compliant with subsection (F)(1)(a) of that section (above). Subsection (F)(1)(a) requires plantings "extend along the near-shore frontage of the lot adjoining the water". Currently, the proposed plantings run perpendicular to the shoreline, and do not extend along the frontage of the lot. An alternative planting plan may be accepted but must be consistent with subsection (F)(2). Per MCC 16.63.030(F)(2), an alternative planting plan shall demonstrate that that proposed alternative provides at least as effective protection of shoreline function as the required planting plan. The proposed alternative planting plan does not provide any analysis to satisfy the requirements defined in subsection (F)(2). It is the recommendation of Grette that the applicant will need to revise the plans to meeting the requirements defined in MMC 16.63.030(F)(1), or revise the plan to meet the requirements of MMC 16.63.030(F)(2) which requires an analysis to demonstrate "at least as effective protection of shoreline ecological functions as required planting plan [in MMC 16.63.030(F)(1)]. Revise Shoreline Planting Plan to comply with the above code sections. (See attached Grette Technical Memorandum for more details).

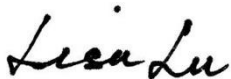
Response:

We have reduced the Patio 2 area to 40 sf. This results in no net increase in the total deck/patio areas within the shoreline setback. Therefore, no shoreline mitigation planting is required. per MMC 16.63.030(C)(7). Please see the updated A002, Site plan & site calculations.

Please feel free to call me at (425) 454-0566 if you require further clarification.

Sincerely,

BAYLIS ARCHITECTS, INC.



Lisa Lu | AIA | LEED AP
Associate Principal