



# NOTICE OF LAND USE APPLICATION

(amended 1/26/24 with updated comment deadline; also added site plan on 2<sup>nd</sup> page)

**Project Name:** Afrasiabi Landslide Repair Shoreline Substantial Development Permit (SSDP)

**Project Description:** Shoreline Substantial Development Permit for landslide repair, stabilization and restoration of a hillside and bulkhead.

**Applicant:** John Stevenson, 7001 Seaview Ave NW Ste. 160 pmb 43, Seattle, WA 98117

**Agent:** Racheal Villa, Soundview Consultants, 2907 Harborview Dr., Gig Harbor, WA 98335

**Owner:** Kambiz Afrasiabi, 2571 W Lapalma Ave, Anaheim, CA 92801

**Project Location:** 3620 SW Dash Point Rd.; Parcel 661350-0030

**Date of Application:** December 12, 2023

**Date Determined Complete:** January 9, 2024

**Date of Notice of Application:** January 19, 2024

**Public Comments Due:** February 12, 2024

**Requested Decision and Other Permits Included with this Application:** The applicant requests a Shoreline Substantial Development Permit (SSDP) decision (file #23-105468-SH) issued by the Director of Community Development pursuant to *Federal Way Revised Code* (FWRC) Chapter 19.65 and 15.05.150. Additional permits and/or approvals in conjunction with the SSDP decision will include a SEPA determination (permit #23-105471-SE), floodplain permit (permit #23-105476-AD), and building permit.

**Environmental Documents:** SSDP application, site plan, SEPA environmental checklist, archaeological assessment, geotechnical investigation and geologic hazard analysis, wetland/habitat critical areas report and vegetation management conservation plan, and (pending) soils test report.

**Development Regulations to Be Used for Project Mitigation:** FWRC Title 14, "Environmental Policy," Title 15, "Shoreline Management," Title 16, "Surface Water Management," and Title 19, "Zoning and Development Code."

**Consistency with Applicable City Plans and Regulations:** The project will be reviewed for consistency with all applicable policies and regulations, including but not limited to: *Federal Way Comprehensive Plan*; *FWRC*; *King County Surface Water Design Manual as amended by the City of Federal Way*; *Public Works Development Standards*; *Lakehaven Water and Sewer System Design and Construction Standards*; and *South King Fire and Rescue Administrative Policies*.

**Public Comment & Appeals:** Any person may submit written comments on the Shoreline Substantial Development Permit application to the Director of Community Development by **February 12, 2024**. Only the applicant, persons who submit written comments to the director, or persons who specifically request a copy of the original decision may appeal the director's decision. Comments can be submitted to the Department of Community Development (33325 8th Avenue South, Federal Way, WA, 98003 or [planning@cityoffederalway.com](mailto:planning@cityoffederalway.com)).

**Availability of File and Environmental Documents:** The official project file and referenced environmental documents are available for public review at: <https://www.cityoffederalway.com/node/1962>.

**Staff Contact:** Senior Planner Evan Lewis, 253-835-2646, [evan.lewis@cityoffederalway.com](mailto:evan.lewis@cityoffederalway.com)

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# Site Plan – Afrasiabi Landslide Repair, Stabilization and Restoration

