



# Weekly Permit Bulletin

## November 18, 2021

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

**Bellevue City Hall is now open for limited services and hours. For more information:**  
[development.bellevuewa.gov](http://development.bellevuewa.gov)

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### How to use this bulletin

#### To learn more about a project:

- Click the name of the project to view digital documentation.
- Submit a request online to review the project file at [Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records](http://Bellevuewa.gov/city-government/departments/city-clerks-office/public-records/development-services-records)
- Call the planner assigned to the project to arrange to review the project files. The planner's contact information is in the notice.

#### To comment on a project:

- Send your comments in writing to the Development Services Department. Be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

#### To appeal a permit decision or SEPA determination:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an [appeal notification form](#).
- To file an appeal electronically please email to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto:hearingexaminer@bellevuewa.gov) or mailing to Bellevue City Hall, Attn: City Clerk, P.O. Box 90012, Bellevue WA 98009-9012
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of

Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

## Receive the bulletin by email

Go to the Weekly Permit Bulletin page on our city website at [bellevuewa.gov/permit-bulletin](http://bellevuewa.gov/permit-bulletin). Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

## How to reach us

450 110th Ave NE | P.O. Box 90012 | Bellevue, WA 98009-9012 | 425-452-6800  
The Development Services Center is located on the lobby floor of Bellevue City Hall.

[View a larger Neighborhood map](#)



For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-6800 (voice) or email [servicefirst@bellevuewa.gov](mailto:servicefirst@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

## General Information Regarding Use of Optional DNS Process

When the SEPA field indicates a Determination of Non-significance (DNS) is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

## Notices of Application

### NOTICE OF APPLICATION

**Project Name:** [Surace-Smith Cabana and Lounge Addition](#)

**Location:** 9665 Lake Washington Boulevard NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 21-110379-LO

**Description:** Application for Critical Areas Land Use Permit approval to demolish an existing cabana, and construction of an 810 square foot new cabana within a toe of steep slope structure setback. Existing stairs within the steep slope critical area will be modified. Applicant also seeks Land Use approval to construct a 125 square foot addition to the existing primary structure within the top of slope critical area buffer. All work proposed is within the shoreline management area.

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

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

**Minimum Comment Period Ends:** August 12, 2021, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** June 14, 2021

**Completeness Date:** July 9, 2021

**Applicant Contact:** Lindsey Heller, 206-388-8786, [Lindsey@landmorphology.com](mailto:Lindsey@landmorphology.com)

**City Planner Contact:** Carol Orr, 425-452-2896, [COrr@bellevuewa.gov](mailto:COrr@bellevuewa.gov)

## NOTICE OF APPLICATION

### COMPREHENSIVE PLAN AMENDMENT PROPOSAL (AC)

#### 2022 Annual Amendments to the Bellevue Comprehensive Plan

**Approvals required for proposals initiated by the public: Comprehensive Plan amendments initiated by the public are subject to a two-step process:**

(1) Planning Commission makes Threshold Review recommendations after public hearings. City Council takes action on those recommendations to determine which to include in the annual Comprehensive Plan amendment work program.

(2) Planning Commission makes Final Review recommendations on the Comprehensive Plan amendment work program items after public hearings. City Council evaluates those recommendations to determine which should amend the Comprehensive Plan.

The Bellevue City Council takes review action consistent with RCW 36.70A.130 and RCW 36.70A.470.

A list of the individual amendments under consideration follows. Proposed plan amendments will be subject to SEPA review if they are included in the Annual Comprehensive Plan Amendment Work Program.

**Comments on the Threshold Review will be accepted until the City Council takes action to determine applications to include in the annual work program.**

**Project Name:** [115 100<sup>th</sup> Ave](#)

**Location:** 115 100<sup>th</sup> Ave NE

**Neighborhood Area:** Northwest Bellevue

**File Number:** 21-120635-AC

**Description:** This privately-initiated application proposes a site-specific Comprehensive Plan Amendment on one parcel from Multifamily-High (MF-H) to Neighborhood Mixed Use (NMU).

**Date of Application:** September 15, 2021

**Completeness Date:** October 11, 2021

**Applicant:** Ben Wei, WYMOND Investment LLC

**Applicant Contact:** Aaron Laing, Schwabe Williamson & Wyatt, 206-407-1553, [alaing@schwabe.com](mailto:alaing@schwabe.com)

**City Planner Contact:** Katherine Nesse, 425-452-2042, [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

## Notices of Decision

### NOTICE OF DECISION

**Project Name:** [ISKCON Temple](#)

**Location:** 12501 NE Bellevue-Redmond Rd

**Neighborhood Area:** BelRed

**File Number:** 21-102812-LA

**Description:** Land Use approval of an Administrative Conditional Use Permit to expand an existing religious services facility from one to two floors of an existing multi-tenant building. Proposal includes the expansion of temple dining, office, and storage spaces. No modification to the building exterior is proposed.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance

**Appeal Period Ends:** December 2, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 12, 2021

**Completeness Date:** March 12, 2021

**Notice of Application Date:** April 1, 2021

**Applicant Contact:** Nicole Harter, Freiheit Architects, 206-595-3956, [nharter@freiheitarch.com](mailto:nharter@freiheitarch.com)

**City Planner Contact:** Richard Hansen, 425-452-2739, [RHansen@bellevuewa.gov](mailto:RHansen@bellevuewa.gov)

## NOTICE OF DECISION

**Project Name:** [Day Property](#)

**Location:** 17281 SE 43<sup>rd</sup> Street

**Neighborhood Area:** Eastgate

**File Number:** 21-102524-LO

**Description:** Land Use approval of a Critical Areas Land Use Permit to allow a reasonable use exception to construct a new single-family house and improvements in a code-limited footprint of 2,625 square feet due to the encumbrance of the site by steep slope critical areas, 50-foot-top-of-slope buffer, 75-foot toe-of-slope setback, a Type-O stream, and a 25-foot stream buffer.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** December 2, 2021, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** February 5, 2021

**Completeness Date:** March 5, 2021

**Notice of Application Date:** March 18, 2021

**Applicant:** Vadim Scherbinin

**Applicant Contact:** Michael Moody, Core Design Inc., 425-885-7877, [mam@coredesigninc.com](mailto:mam@coredesigninc.com)

**City Planner Contact:** Reilly Pittman, 425-452-4350, [RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)

## Notices of Public Hearing

### NOTICE OF PUBLIC HEARING

**Project Name:** [Ordinance No. 6585 – Supportive/Emergency Housing Interim Official Control](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-111195-AD

**Description:** NOTICE IS HEREBY GIVEN that the Bellevue City Council will hold a public hearing during its virtual meeting on Monday, December 13, 2021, to consider an Ordinance extending an interim official control under Ordinance No. 6585, amending sections 20.10.440, 20.25A.050, 20.25D.070, 20.25F.010, 20.25L.020, and 20.25P.050 of the Land Use Code (LUC) to allow permanent supportive housing and transitional housing in all land use districts where residential dwellings and/or hotels and motels are allowed, and to allow Homeless Services Uses in all land use districts where hotels and motels are allowed; amending the definition of Homeless Services Uses in LUC 20.20.455 for conformance and consistency with state law; providing for severability; and establishing an effective date. The purpose of the December 13 public hearing is to provide an opportunity to take public comments regarding the proposed extension of interim regulations. The Growth Management Act, RCW 36.70A.390, authorizes cities to extend interim official zoning controls for an additional six months provided a public hearing is held.

**SEPA:** Exempt

**Public Hearing:** December 13, 2021, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

**Hearing Info:** The public hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the public hearing by submitting written comments to the City Council in care of Charmaine Arredondo, City Clerk, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cityclerk@bellevuewa.gov](mailto:cityclerk@bellevuewa.gov), before the public hearing, or by submitting written comments or signing up to make oral comments to the City Council at the hearing.

Written comments will also be accepted by mail to Caleb Miller, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [cwmiller@bellevuewa.gov](mailto:cwmiller@bellevuewa.gov).

Comments must be received by 3:00 PM on December 13, 2021. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the City Council no later than the date and time of the public hearing.

**Date of Application:** July 12, 2021

**Completeness Date:** July 12, 2021

**Applicant Contact:** Caleb Miller, Sr. Planner, Development Services Department 425-452-4574, [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov)

## NOTICE OF PUBLIC HEARING

**Project Name:** [Clean-Up Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-118294-AD

**Description:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its regular meeting on **Wednesday, December 8, 2021, at 6:30 PM** to amend Land Use Code (LUC) chapters 20.10 Land Use Districts, 20.20 General Development Requirements, 20.25 Special and Overlay Districts, and 20.50 Definitions for general clean-ups to improve clarity and internal LUC consistency, and correct inaccurate or outdated citations.

**SEPA:** Exempt

**Public Hearing:** December 8, 2021, 6:30 PM

**Hearing Info:** The public hearing will be held via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the public hearing will be provided on the published agenda and can be found at <https://bellevue.legistar.com/Calendar.aspx>.

Any person may participate in the public hearing by submitting written comments to the Planning Commission in care of Thara Johnson, Comprehensive Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [PlanningCommission@bellevuewa.gov](mailto:PlanningCommission@bellevuewa.gov) before the public hearing, or by submitting written comments or signing up to make oral comments to the Planning Commission at the hearing.

Written comments will also be accepted by mail to Kristina Gallant, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov). Comments must be received by 3:00 PM on December 8, 2021. All written comments timely received by the Comprehensive Planning Manager or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

**Applicant Contact:** Kristina Gallant, Sr. Planner, Development Services Department, 425-452-6196, [kgallant@bellevuewa.gov](mailto:kgallant@bellevuewa.gov)