



# Weekly Permit Bulletin

## January 20, 2022

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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:** [Federman Residence](#)

**Location:** 6716 168<sup>th</sup> Ave SE

**Neighborhood Area:** Cougar Mountain/Lakemont

**File Number:** 21-132924-LO

**Description:** Critical Areas Land Use Permit review of a proposal to construct a 2,965 square-foot single-family residence, yard, and driveway within a 110-foot wetland buffer, 50-foot steep slope buffer, 75-foot steep slope structure setback, and 15-foot wetland setback. The proposal is supported by a Critical Areas Report and geotechnical report.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 3, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 2, 2021

**Completeness Date:** December 30, 2021

**Applicant:** Heidi Helgeson, H2D Architecture + Design

**Applicant Contact:** Lisa Montalvo, H2D Architecture + Design, 206-542-3734, [lisak@h2darchitects.com](mailto:lisak@h2darchitects.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

### NOTICE OF APPLICATION

**Project Name:** Ziari Short Plat

**Location:** 3030 112th Avenue SE

**Neighborhood Area:** West Bellevue

**File Number:** 21-134825-LN

**Description:** Application for Land Use approval to subdivide one lot in the R-3.5 land use district totaling 21,357-square feet (.49 acres) into two lots.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** February 3, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 29, 2021

**Completeness Date:** January 13, 2022

**Applicant Contact:** Hamid Korasani, Sazei Design Group LLC, 425-214-2280, [hamidkorasani@yahoo.com](mailto:hamidkorasani@yahoo.com)

**City Planner Contact:** Jordan Borst, 425-452-6997, [JBorst@bellevuewa.gov](mailto:JBorst@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Hormel Shoreline Improvements](#)

**Location:** 9810 SE Shoreland Dr

**Neighborhood Area:** West Bellevue

**File Number:** 21-134360-WG

**Description:** Shoreline Substantial Development Permit review of a proposal to address unpermitted shoreline stabilization replacement, hardscape changes, and minor landscaping within Meydenbauer Bay on Lake Washington. The proposal is supplemented by a Special Shorelines Report and wetland report.

**Approvals Required:** Shoreline Substantial Development 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:** February 21, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** December 16, 2021

**Completeness Date:** January 13, 2022

**Applicant:** Scott Hormel

**Applicant Contact:** Kenny Booth, The Watershed Company, 425-822-5242, [kbooth@watershedco.com](mailto:kbooth@watershedco.com)

**City Planner Contact:** David Wong, 425-452-4282, [DWong@bellevuewa.gov](mailto:DWong@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [City of Bellevue Transportation Mobility Implementation Plan](#)

**Location:** City-wide

**Neighborhood Area:** City-wide

**File Number:** 21-132720-LM

**Description:** City of Bellevue Mobility Implementation Plan to describe a multimodal approach to mobility. It includes Performance Metrics and Performance Targets for each mode, establishes seven Performance Management Areas, and describes the multimodal approach to transportation concurrency.

**Approvals Required:** Land Use 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:** February 3, 2022, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 30, 2021

**Completeness Date:** January 12, 2022

**Applicant:** City of Bellevue Transportation Department

**Applicant Contact:** Kevin McDonald, City of Bellevue Transportation Department, 425-452-4558, [kmcdonald@bellevuewa.gov](mailto:kmcdonald@bellevuewa.gov)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)

## Notices of Public Meeting

### NOTICE OF PUBLIC HEARING

**Project Name:** [Affordable Housing Density Bonus Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 21-102681-AD

**Description:** NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a public hearing during its regular meeting on **Tuesday, February 1, 2022, at 6:30 PM** to consider a Land Use Code Amendment to amend chapters 20.10 Land Use Districts, 20.20 General Development Requirements, 20.25 Special and Overlay Districts and 20.50 Definitions of the Land Use Code to establish a density bonus and additional modifications to other standards and requirements for affordable housing developments on certain public, non-profit, or religious organization-owned properties.

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

**Public Hearing:** February 1, 2022, 6:30 PM

**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 East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, [ebcc@bellevuewa.gov](mailto:ebcc@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009.

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 February 1, 2022. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the public hearing.

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

## NOTICE OF COURTESY HEARING

**Project Name:** [Supportive and Emergency Housing Land Use Code Amendment \(LUCA\)](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

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

**Description:** NOTICE IS HEREBY GIVEN that the **East Bellevue Community Council** will hold a courtesy hearing during its virtual meeting on **Tuesday, February 1, 2022, at 6:30 PM** to consider a Land Use Code Amendment to amend 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; and adding a new section under LUC 20.20.845 with requirements for establishing Supportive Housing uses where allowed.

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

**Public Hearing:** February 1, 2022, 6:30 PM

**Hearing Info:** The courtesy hearing will be held virtually via Zoom Webinar. Details on how to view the meeting and provide written and oral communication at the courtesy 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 courtesy hearing by submitting written comments to the East Bellevue Community Council in care of Karin Roberts, Deputy City Clerk, [ebcc@bellevuewa.gov](mailto:ebcc@bellevuewa.gov) or P.O. Box 90012, Bellevue, WA 98009.

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 February 1, 2022. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the East Bellevue Community Council no later than the date and time of the courtesy hearing.

**Applicant Contact:** Caleb Miller, City of Bellevue, Senior Planner, 425-452-4574, [CWMiller@bellevuewa.gov](mailto:CWMiller@bellevuewa.gov)

## NOTICE OF PUBLIC HEARING

**Project Name:** [Supportive and Emergency Housing Land Use Code Amendment](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

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

**Description:** NOTICE IS HEREBY GIVEN that the **Bellevue Planning Commission** will hold a public hearing during its virtual meeting on **Wednesday, February 9, 2022**, to consider a Land Use Code Amendment to amend 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; and adding a new section under LUC 20.20.845 with requirements for establishing Supportive Housing uses where allowed.

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

**Public Hearing:** February 9, 2022, 6:30 PM

**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 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 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 February 9, 2022. All written comments timely received by the City Clerk or Senior Planner will be transmitted to the Planning Commission no later than the date and time of the public hearing.

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

# Notices of Decision

## NOTICE OF DECISION

**Project Name:** [Tran Residence](#)

**Location:** 6208 120<sup>th</sup> Avenue SE

**Neighborhood Area:** Newport

**File Number:** 18-117479-LO

**Description:** Approval of a Critical Areas Land Use Permit to construct a new single-family residence and associated improvements on a vacant site that proposes to reduce a 75-foot toe-of-slope structure setback to 5 feet in order to establish the improvements.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** February 3, 2022, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** June 29, 2018

**Completeness Date:** July 19, 2018

**Notice of Application Date:** July 26, 2018

**Applicant Contact:** Erik Hall, Mockingbird Design Build, 206-310-8048, [erik@hallspassov.com](mailto:erik@hallspassov.com)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)