



Weekly Permit Bulletin

June 29, 2023

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

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
- 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 and cc: 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. 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. For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator at 425-452-6168 (voice) or email 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: [Bellevue Base Yard & Lighting](#)

Location: 1790 124th Avenue NE

Neighborhood Area: BelRed

File Number: 23-106037-LO

Description: Critical Areas Land Use Permit request by King County Transit Metro to replace and upgrade their existing, inadequate lighting and electrical infrastructure on their seven (7)-acre bus yard site in order to comply with Washington State Department of Labor & Industries (L&I) current standards. The area of the proposed work is within a stream and wetland buffer and their associated structure setbacks. The project proposal includes a Geotechnical, Stream Typing, and Critical Areas Reports.

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: July 13, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: March 28, 2023

Completeness Date: June 22, 2023

Applicant Contact: Jennifer Ash, King County Metro, 206-477-5975, Jennifer.Ash@kingcounty.gov

City Planner Contact: Jordan Borst, 425-452-6997, JBorst@BellevueWA.gov

NOTICE OF APPLICATION

Project Name: [Hazard Tree Removal](#)

Location: 3435 122nd PI NE

Neighborhood Area: Bridle Trails

File Number: 23-103056-GJ

Description: Request to remove eight (8) hazard trees, two (2) of which are located within a critical area steep slope. Removal is supported by an arborist report.

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: July 20, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 15, 2023

Completeness Date: May 25, 2023

Applicant Contact: Scott Selby, Scott Selby Consulting LLC, 206-849-4718, scott_selby@comcast.net

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov

RE-NOTICE OF APPLICATION

Project Name: [Nguyen Short Plat](#)

Location: 3025 164th PI NE

Neighborhood Area: Northeast Bellevue

File Number: 21-109128 LN

Description: Re-Notice of a request for Land Use approval to divide one (1) single-family lot into two (2) single-family lots in the R-5 single-family use district. Re-noticing to ensure that the public is aware of this proposal.

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

SEPA: Exempt

Minimum Comment Period Ends: July 6, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 19, 2021

Completeness Date: May 24, 2021

Applicant: Chinh Vu

Applicant Contact: Nadeem Khan, 206-914-1966, NADEEMK65@GMAIL.COM

City Planner Contact: Sam Hunter, 425-452-4228, SHunter@BellevueWA.gov

NOTICE OF APPLICATION

Project Name: [SEPA Categorical Exemptions Bellevue City Code Amendment \(BCCA\)](#)

Neighborhood Area: City-Wide

File Number: 23-111784-AD

Description: Proposed amendments to the City's Environmental Procedures Code, Chapter 22.02 of the Bellevue City Code (BCC) to raise local flexible exemption thresholds under the State Environmental Policy Act (SEPA) to streamline the review process for certain qualifying developments. The proposed exemption thresholds are proposed to be raised to the maximum allowed under WAC 197-11-800(d). Per the procedural requirements of SEPA, the City shall issue a minimum 60-day notice and opportunity to comment to affected agencies, tribes, and the public prior to adoption of the increased thresholds.

SEPA: Exempt

Minimum Comment Period Ends: August 29, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 29, 2023

Completeness Date: June 29, 2023

City Planner Contact: Caleb Miller, 425-452-4574, CWMiller@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Emerald Heights Academy](#)

Location: 4010 120th Ave SE

Neighborhood Area: Newport

File Number: 23-109520 LB

Description: Request for land use approval of a conditional use permit to allow the location of a K-8 private school within an existing church building. The proposed school use would operate during the weekday from 8:00 AM to 3:30 PM and would support up to 75 students and 11 staff.

Approvals Required: Conditional 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: July 13, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: July 20, 2023, 6 PM

Meeting Info: [Click here to join the meeting](#)

Meeting ID: 257 342 964 534; **Passcode:** rDE2Ru

[Download Teams](#) | [Join on the web](#)

Dial In: 206-452-7011

Phone Conference ID: 324 461 410#

Date of Application: May 10, 2023

Completeness Date: June 2, 2023

Applicant Contact: Stephen Hammer, BPH Architects, 425-774-4701, steve@bpharch.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

RE-NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

Project Name: Energize Eastside Bellevue North Segment

Location: Within PSE's existing transmission line corridor north of the Lakeside Substation (13615 SE 26th St) to the northern city limits (5755 140th Ave NE).

Neighborhood Area: Richards Valley, Southeast Bellevue, Wilburton/NE 8th St., Bel-Red and Bridle Trails

File Number: 21-104991 LB and 21-104989 LO

Reason for Re-notice: On August 1, 2022, the Bellevue City Council adopted Ordinance 6673, which eliminated quasi-judicial appeals to the City Council from Hearing Examiner decisions and recommendations in Process I and Process III land use matters. As a result of Ordinance 6673 and corresponding changes to state law that ended the existence of the East Bellevue Community Council (EBCC), this Conditional Use Permit application (LB) is now a Process I land use decision that no longer requires City Council or EBCC review and approval. This Process I review requires a recommendation from the Director of Development Services to the City's Hearing Examiner who

will hold a public hearing on the application prior to issuing the City land use decision. The Critical Areas Land Use Permit remains a Process II decision, which is issued by the Director of Development Services and appealable to the City's Hearing Examiner.

Description: Conditional Use and Critical Areas permits for the North Bellevue Segment of the Energize Eastside project. Puget Sound Energy, Inc. (PSE) project includes a new substation in Bellevue ("Richards Creek substation") and the upgrade of 18 miles of two existing 115 kV transmission lines with 230 kV lines (collectively referred to as the "Energize Eastside") from Renton to Redmond. In Bellevue, PSE is proposing to apply for permits to construct the project in two phases. The first phase ("South Bellevue Segment") included upgrading 3.3 miles (Bellevue Portion) of existing 115 kV lines with 230 kV lines between the Lakeside substation and the southern city limits of Bellevue and land use permits have been approved. The subject proposal for the North Bellevue Segment includes the replacement and upgrading of approximately 5.2 miles of existing 115 kV transmission lines with 230 kV lines north of the Lakeside substation to the northern city limits of Bellevue. This upgrade includes replacing existing wooden H-frame poles with steel monopoles in the existing transmission line corridor. Critical Areas (Steep Slopes, Wetlands, Streams and Habitat of Species of Local Importance) are located within the transmission line corridor.

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

SEPA: A Final Environmental Impact Statement (Final EIS) for the Project was prepared and released in March 2018 (File # 15-139122 LE). For more information about the Final EIS, see: <http://www.energizeeastsideeis.org>. An addendum to the EIS is to be prepared, pursuant to WAC 197-11-706, to reflect changes to the Wetland Rating System for Western Washington that revised wetland buffer and to capture other changes that have occurred since the EIS was issued in 2018.

Minimum Comment Period Ends: Public comments are accepted until the City issues a decision and recommendation on the land use applications.

Public Meeting: The second required public meeting will be held at Bellevue City Hall on **July 18, 2023** at **6pm in room 1E-112**. The meeting can also be attended virtually via Microsoft Teams per below.

Join on your computer, mobile app or room device: [Click here to join the meeting](#)

Meeting ID: 235 513 156 917 **Passcode:** NsmPoR

Dial In (audio only): 206-452-7011 **Phone ID:** 873 551 094#

Date of Application: March 11, 2021

Completeness Date: April 8, 2021

Notice of Application Date: May 13, 2021

Applicant Contact: Bradley Strauch, Puget Sound Energy, bradley.strauch@pse.com

City Planner Contact: Reilly Pittman, 425-452-4350, RPittman@bellevuewa.gov

Notices of Decision

RE-NOTICE OF DECISION

Project Name: [Backyard Cleaning](#)

Location: 12122 SE 10th Street

Neighborhood Area: Woodridge

File Number: 23-102960-LO

Description: Critical Areas Land Use Permit to remove retaining walls between one (1) to three (3) feet within the steep slope buffer and to restore and replant the upper section of the steep slopes in the backyard. Restoration of the slope with native vegetation is also proposed. This project is associated with Enforcement Action, 21-102398-EA.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: June 29, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: February 13, 2023

Completeness Date: May 10, 2023

Notice of Application Date: May 25, 2023

Applicant Contact: Vickie Huang, (425)891-1591, vickiehuang@hotmail.com

City Planner Contact: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Suryavanshi Residence](#)

Location: 1094 W Lake Sammamish Pkwy NE, Bellevue, WA 98008

Neighborhood Area: Northeast Bellevue

File Number: 22-102871-LO

Description: Application of a Critical Areas Land Use Permit to demolish the existing single family residence and construct a new three-story, approximately 6,000 sf single family residence within the steep slope critical area and it's associated toe-of-slope structure setback. The approval

includes approximately 6,500 square-feet of mitigation and enhancement planting within the on-site steep slope, buffer, and Shoreline Vegetation Conservation Area.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: July 13, 2022, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: February 27, 2022

Completeness Date: May 25, 2022

Notice of Application Date: June 16, 2022

Applicant Contact: Sanjeev Sharma, Design Lyric LLC, 206-853-9874, seattlearchitect@gmail.com

City Planner Contact: Leticia Wallgren, 425-452-2044, lwallgren@bellevuewa.gov

NOTICE OF DECISION

Project Name: [2301 128th Avenue SE – Air BnB](#)

Location: 2301 128th Avenue SE

Neighborhood Area: Woodridge

File Number: 23 102671 LH

Description: Land Use approval of a Home Occupation permit to rent two bedrooms as a short term rental. No exterior or interior alterations of the home are proposed.

Approvals Required: Home Occupation Permit approval

SEPA: Exempt

Date of Application: February 7, 2023

Completeness Date: June 20, 2023

Notice of Application Date: June 29, 2023

Applicant Contact: Xiaojun Lou, AirBnB short term rent, 541-604-8188, hennryandjeffery@gmail.com

City Planner Contact: Jackie Donovan, 425-452-4387, jdonovan@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Bruce/Zinne Dock Repair, Boat Lifts, Ski Lifts, and Moorage Piles](#)

Location: 4643 and 4647 Lake Washington Boulevard SE

Neighborhood Area: Newport

File Number: 21-115538-WG

Description: Land Use Approval of a proposal to repair an existing joint-use dock by replacing decking and grating, splice repair ten (10) piles, replace twenty two (22) additional piles with steel piles. The proposed work also includes relocation of an existing boatlift, relocation of three (3) moorage piles, installation of a new boatlift, and installation of two (2) jet ski lifts. Native vegetation is proposed to be planted on the shoreline.

Decision: Approval with Conditions

Concurrency Determination: N/A

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

Appeal Period Ends: July 20, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: July 15, 2021

Completeness Date: August 4, 2022

Notice of Application Date: August 18, 2022

Applicant Contact: Evan Wehr, Ecco Design, Inc., 206 706-3937, evan@eccodesigninc.com

City Planner Contact: Drew Folsom, 425-452-4441, DFolsom@bellevuewa.gov