



Weekly Permit Bulletin

July 27, 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: [Tubbs Residence](#)

Location: 16910 SE 38th PI

Neighborhood Area: West Lake Sammamish

File Number: 23-103393 LO & 23-110022 LS

Description: Applications for a Critical Areas Land Use permit and a Variance from the Land Use Code to construct a two-story home with a partial basement within critical area steep slopes and associated buffer. A Variance from the Land Use Code has been requested to modify structure setbacks and lot coverage through reasonable use. The subject site is located in the R-5 single-family zoning district.

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

SEPA: Exempt

Minimum Comment Period Ends: August 10, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: May 18, 2023

Completeness Date: June 15, 2023

Applicant Contact: Luis Sialer, Sialer Design LLC, 425-877-7377, sialerdesign@gmail.com

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

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Main Street Factoria](#)

Location: 12750 SE 39th Street

Neighborhood Area: Factoria

File Number: 23-114305-LD

Description: An Administrative Design Review request to demolish a portion of the Factoria Square Mall to create a new two-lane 'Main Street' connecting SE 40th Lane to the western parking lot adjacent to mall vendor, Target. The project proposal will result in façades for the tenant spaces along the street, including ten (10) new parallel parking stalls, landscaping areas, outdoor plaza area, and two (2) new future tenant spaces.

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

Minimum Comment Period Ends: August 10, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: August 23, 2023, 6 PM; Join on your computer, mobile app or room device

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

Meeting ID: 251 971 939 814 ; **Passcode:** LjaVcr

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

Dial in (audio only): 206-452-7011

Phone Conference ID: 336 305 30#

Date of Application: June 20, 2023

Completeness Date: July 18, 2023

Applicant Contact: Mark Giles, DLR Group, 626-437-5450, mgiles@dlrgroup.com

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

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Bellevue One Hazard Tree Removal](#)

Location: 11249 NE 36th PI

Neighborhood Area: Northwest Bellevue

File Number: 23-108666-GB

Description: Land Use approval of a clearing and grading permit with review under the State Environmental Policy Act (SEPA) Proposal to remove a hazardous tree within a steep slope and stream buffer critical area. Included in the proposal is replacement planting of one tree.

Approvals Required: Land Use approval and ancillary permits and approvals.

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

Minimum Comment Period Ends: August 10, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 24, 2023

Completeness Date: June 12, 2023

Notice of Application Date: June 22, 2023

Applicant: Jeff Varner, 425-559-5369, jeff@precisionmanaged.com

City Planner Contact: Komal Agarwal, 425-452-7224, kagarwal@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Backyard Clearing and Grading and Retaining Wall](#)

Location: 15823 SE 43rd Place

Neighborhood Area: Factoria

File Number: 21-107143-LO

Description: Critical Areas Land Use Permit approval for Vegetation Management to restore native vegetation within a steep slope to address unpermitted disturbance and removal of vegetation. This proposal is in response to Enforcement Action, 21-101961-EA

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 10, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 7, 2021

Completeness Date: August 26, 2021

Notice of Application Date: September 9, 2021

Applicant Contact: Sangil Jeon, 425-351-3943, sangilj67@hotmail.com

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

NOTICE OF DECISION

Project Name: [Cottage Enhancement](#)

Location: 4028 140th Ave NE

Neighborhood Area: Bridle Trails

File Number: 22-101385-LO

Description: Critical Areas Land Use Permit approval to modify critical area buffer and setbacks to allow structural improvements to an existing non-primary structure located within wetland and stream buffers, or structure setbacks. The project reduces a Type II wetland buffer to 46 feet and stream structure setback buffer to zero feet in order to establish the improvements. This proposal is in response to Enforcement Action, 20-113383-EA. Mitigation is proposed to remove 1000 square feet of invasive species within the wetland and stream and buffers, and replant with native vegetation and trees.

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

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance

Appeal Period Ends: August 10, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 31, 2022

Completeness Date: March 1, 2022

Notice of Application Date: March 17, 2022

Applicant Contact: Somit Goyal, 425-802-2451, somit.goyal@gmail.com

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

NOTICE OF DECISION

Project Name: [14255 SE 42nd St](#)

Location: 14255 SE 42nd St, Bellevue, WA 98006

Neighborhood Area: Eastgate

File Number: 22-111135-LO

Description: Critical Areas Land Use Permit to approval demolish the existing single-family residence and construct a new 2,386 square foot single family residence. The south portion of the site contains a steep slope critical area where the associated buffer encumbers a large portion of the site. The proposal seeks to reduce the steep slope critical area buffer from 50-feet down to 15-feet to accommodate the new residence. The proposal is supported by a geotechnical report and critical area report.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: August 10, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: April 28, 2022

Completeness Date: May 19, 2022

Applicant Contact: Jessica Van Vleet, Chaffey Building Group, 425-822-2080, jessicav@chaffeybuildinggroup.com

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