



Weekly Permit Bulletin

October 31, 2024

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 hyperlinked project name to view digital documentation. Not all notices have hyperlinks.
- 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.

Notice of Application

NOTICE OF APPLICATION

Project Name: [AN Audi Bellevue Expansion](#)

Location: 1533 120th Avenue NE

Neighborhood Area: BelRed

File Number: 24-122926-LA

Description: Administrative Conditional Use (ACU) review to construct a 2,466 -square-foot addition to the existing Auto Nation (AN) Audi Bellevue Dealership. The project proposal includes a 1,566 -square-foot expansion to the existing service drive, and a 900 -square-foot addition to the existing Auto Nation (AN) Audi Bellevue Dealership. The project proposal includes a 1,566-square-foot expansion to the existing service drive, a 900-square-foot new vehicle delivery room, and other interior remodel improvements. The ACU permit is required when any floor area or exterior improvements associated with an existing use inside the BelRed-Office/Residential-Node 2 (BR-OR-2) land use district may be permitted/expanded when proposed within the limits of property held in a single ownership in existence on May 26, 2009. This project is associated with a Land Use Exemption (LUX), 23-111003-LJ.

Approvals Required: Administrative Conditional Use Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 10/31/2024, lasting Fourteen (14) days, and ending on 11/14/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: September 25, 2024

Completeness Date: October 21, 2024

Applicant Contact: Preet Shergill, RSI Group Inc., 714-609-7882, preet@rsi-group.com

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

NOTICE OF APPLICATION

Project Name: [Patrick Tree Removal](#)

Location: 4005 151st Avenue SE

Neighborhood Area: Factoria

File Number: 24-113879-GJ

Description: Land Use review to mitigate removal of nine (9) dead or dying trees on steep slope located on the western side of the property. The project proposes to plant nine (9) 8 foot tall Douglas Fir trees.

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: Beginning on 10/31/2024, lasting Fourteen (14) days, and ending on 11/14/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: June 27, 2024

Completeness Date: July 4, 2024

Applicant Contact: Neal Baker, Arborists NW LLC, 206-779-2579, neal@arboristsnw.com

City Planner Contact: Janice Ton, 425-452-6120, jton@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [BelRed 13629](#)

Location: 13629 Bel-Red Road

Neighborhood Area: BelRed

File Number: 24-119976-GB

Description: Land Use review to mitigate removal of eight (8) hazardous or dead trees located within critical area buffers. The project proposes to plant three (3) Douglas Firs, two (2) Western Red Cedars, one (1) Alaskan Yellow Cedar, and two (2) Paper Birch trees.

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: Beginning on 10/31/2024, lasting Fourteen (14) days, and ending on 11/14/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Date of Application: August 28, 2024

Completeness Date: October 2, 2024

Applicant Contact: Ron Iyra, 206-550-8775, bell3629@outlook.com

City Planner Contact: Janice Ton, 425-452-6120, jton@bellevuewa.gov

Notice of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [BASIS Bellevue – K-5 School](#)

Address: 15760 NE 4th Street

Neighborhood Area: Crossroads

File Number: 24-123165-LB

Description: Review of a Conditional Use Permit (CUP) for the demolition of the existing church and the construction of a new BASIS Bellevue – K-5 School with 30,172 gross floor area for grades K through 5 with 300 students. The proposal includes improvements such as parking reconfiguration, landscaping improvements, and frontage improvements. The new BASIS Bellevue – K-5 School operates separately from the BASIS Independent Bellevue – Grades 6-12 School located across 4th Street from the proposed project.

Approvals Required: Conditional Use Permit, Process I, Quasi-Judicial Decision by Hearing Examiner.

SEPA: Exempt

Minimum Comment Period Ends: Beginning on 10/31/2024, lasting Fourteen (14) days, and ending on 11/14/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Public Meeting: November 21, 2024, 6 PM; MS Teams Virtual Meeting

Meeting Info: [Join the meeting now](#)

Microsoft Teams [Need help?](#)

Meeting ID: 283 999 127 772

Passcode: eMgRiy

Dial in by phone 206-452-7011

Phone conference ID: 86080634#

Date of Application: September 30, 2024

Completeness Date: October 16, 2024

Applicant Contact: Jeremy Theodore, Inhabit Design, 206-552-4744, JIT@inhabitdsgn.com

City Planner Contact: James Harris, 435-453-5278, JAHarris@bellevuewa.gov

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [Pinnacle South Design Review](#)

Location: 10116 NE 8th Street

Neighborhood Area: Downtown

File Number: 24-122583-LD

Description: Design Review application for a mixed use residential development with eight buildings ranging from 14-26 stories including approximately 88,267 square feet of Retail Use, 2,114 Residential Units, and 2,223 Parking Stalls contained at ground floor and within three below grade parking levels. A Master Development Plan (21-104954-LP) is currently in review to support this Design Review request.

Approvals Required: Design Review approval and ancillary permits and approvals. A Master Development Plan (21-104954-LP) is currently in review to support this Design Review request.

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

Minimum Comment Period: Beginning on 10/31/2024, lasting Fourteen (14) days, and ending on 11/14/2024, 5 PM. Comments continue to be accepted until the City issues a decision or recommendation on the application. Refer to page one for information on how to comment on a project.

Public Meeting: 11/14/2024, 6 PM; MS Teams Meeting. Join on your computer, mobile app or room device.

Meeting Info: [Join the meeting now](#)

Meeting ID: 233 057 064 892

Passcode: HtwtBA

Dial in by phone: [206-452-7011](tel:206-452-7011)

Phone conference ID: 961 395 500#

Date of Application: September 19, 2024

Completeness Date: October 17, 2024

Applicant: Mike De Cotiis, Pinnacle International Development Inc, 604-602-7747, MD@pinnacleinternational.ca

City Planner Contact: Angus Bevan, 425-229-6607, abevan@bellevuewa.gov. Amy Tarce, 425-452-2896, atarce@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [COBT NW Bellevue Walkways and Safety Improvements](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 22-129579-LO

Description: Land Use approval to construct a new 10' HMA shared use path with a 4' planter along the east side of 100th Ave NE from NE 14th St to NE 24th St. There will be raised intersections along 100th Ave NE at NE 15th St, NE 18th St, and NE 21st St. This project will also construct new 6' sidewalks on: 98th Ave NE (NE 18th St to NE 20th St), NE 18th St (98th Ave NE to 100th Ave NE), and NE 21st St (98th Ave NE to 100th Ave NE). Work occurs with a steep slope, slope buffers, wetland buffers, and stream structure setbacks.

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: November 14, 2024, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: November 23, 2022

Completeness Date: March 3, 2023

Notice of Application Date: March 23, 2023

Applicant Contact: Benjamin Wright, City of Bellevue Transportation, 425-452-2883, bmwright@bellevuewa.gov

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