Weekly Permit Bulletin

November 19, 2025

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, 21 days for non-emergency rulemaking , and 30 days for shoreline.
- 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 98009-901w32

- 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.

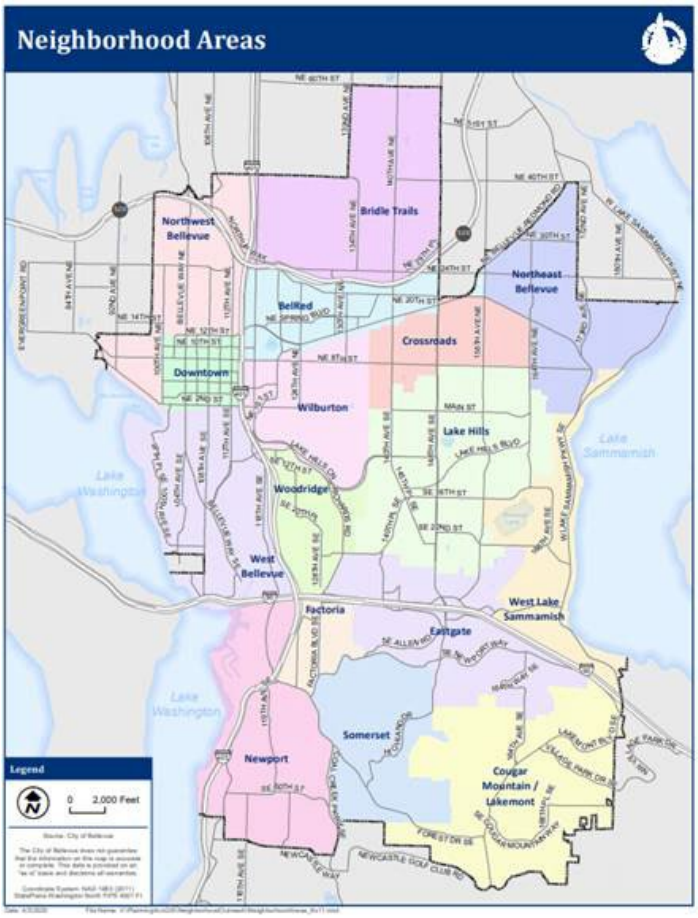
Receive the bulletin by email

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: 28th Place Back Yard

Location: 17041 NE 28th PL

Neighborhood Area: Northeast Bellevue

File Number: 25-124402-LO

Description: Critical Areas Land Use Permit review to address the unpermitted construction of two retaining walls and a gravel area on the McCrea property and in an unimproved right of way area. The right of way area is proposed to be restored to existing conditions. This application is associated with an open enforcement action case (24-127533 EA). The work will occur within a steep slope 50-foot buffer, 75-foot toe of slope structure setback, and 25-foot buffer from a Type Ns stream.

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: Beginning on November 19, 2025, lasting fourteen (14) days, and ending on December 3, 2025, 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: October 7, 2025

Completeness Date: November 3, 2025

Applicant Contact: Will McBrayer, 509-640-3282, willm@gretteassociates.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: Bellevue 4003 Short Plat

Location: 4003 140th Ave SE

Neighborhood Area: Eastgate

File Number: 25-125182-LN

Description: Preliminary Short Plat Permit review to subdivide an existing residential lot into (2) new residential lots within the SR-4 zoning district.

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

SEPA: Exempt

Minimum Comment Period Ends: Beginning on November 19, 2025, lasting fourteen (14) days, and ending on December 3, 2025, 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: October 21, 2025

Completeness Date: November 3, 2025

Applicant Contact: Peter Hwang, 425-533-7003, peterjhwang@yahoo.com

City Planner Contact: Amanda Hunt, 425-229-6545, AHunt@bellevuewa.gov

Notice of Application and Public Hearing

NOTICE OF APPLICATION AND PUBLIC HEARING

Project Name: Housing Opportunites in Mixed-Use Areas (HOMA) LUCA

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 25-106478-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its regular meeting on **Wednesday, December 10, 2025 at 6:30 PM** to consider a Land Use Code Amendment (LUCA) related to encouraging additional housing development in areas currently zoned for both commercial and residential uses. The LUCA emphasizes the creation of new housing and affordable housing opportunities throughout the City, increasing walkability and

multimodal transportation options, and creating vibrant neighborhood centers. This Land Use Code Amendment (LUCA) will implement updated policies in the Comprehensive Plan and align development regulations with the land use designations in the Future Land Use Map (FLUM).

Approvals Required: Adoption of ordinance by the City Council.

Minimum Comment Period: Beginning on 11/19/2025, lasting Fourteen (14) days, and ending on 12/3/2025, 5 PM.

Public Hearing: 12/10/2025, 6:30 PM; Bellevue City Hall; 450 110th Ave NE**,** Bellevue, WA 98004

Hearing Info: Details on attending the meeting and providing 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 Kate Nesse, Planning Manager, Community Development Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to 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 Mathieu Menard, Senior Planner, Development Services Department, City of Bellevue, P.O. Box 90012, Bellevue, WA 98009, or by e-mail to mmenard@bellevuewa.gov**.**

Comments must be received by 5:00 PM on December 10, 2025. All written comments timely received by the Planning Manager or Senior Planner provided in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing.

Date of Application: February 25, 2025

Completeness Date: February 25, 2025

Notice of Application Date: November 19, 2025

City Planner Contact: Mathieu Menard, 425-452-5264, MMenard@bellevuewa.gov