



Weekly Permit Bulletin

March 6, 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 (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

Downtown Subarea Plan Update

Project Name: [Downtown Neighborhood Area Plan Update](#)

Location: Downtown Neighborhood Area

Neighborhood Area: Downtown

File Number: 25-102194-AC

Description: The Downtown Subarea Plan is being updated to comply with the PSRC Regional Centers Framework and the Monitoring and Redesignation process for existing regional centers. The objective of the update is to update data and policies so the Downtown Regional Center can retain its designation.

Approvals Required: City Council approval

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this Comprehensive Plan update and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Comment Period: Comments regarding the proposed Comprehensive Plan Amendment can be submitted. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination. Refer to page one for information on how to comment.

Date of Application: January 24, 2025

Applicant/City Planner Contact: Kate Nesse, City of Bellevue, 425-452-2042, KNesse@BellevueWA.gov

SEPA Planner Contact: Angus Bevan, City of Bellevue, 425-229-6607, ABevan@BellevueWA.gov

Notice of Recommendation and Public Hearing

NOTICE OF RECOMMENDATION AND PUBLIC HEARING

Project Name: [Holy Cross Affordable Housing Planned Unit Development](#)

Location: 4315 129th Place SE

Neighborhood Area: Factoria

File Number: 23-110538-LK

Description: Land Use approval of an affordable housing Planned Unit Development (PUD) with 25 single family affordable housing units (consisting of stand-alone homes, and duplexes), open space, and surface parking. The 3.2-acre site is in an R-5 zone and is currently occupied by a religious facility.

Recommendation: Approval with Conditions

Concurrency Determination: N/A

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

SEPA Appeal Period Ends: March 20, 2025, 5 PM.

Public Hearing Information: April 2, 2025, 6 PM; Bellevue City Hall; 450 110th Ave NE, Bellevue, WA 98004

The public hearing will be conducted in a hybrid manner with both in-person and virtual attendance options. The public may participate in the hearing by providing oral comments in person at Bellevue City Hall, Council Chambers, connecting virtually via Zoom, or by submitting written comments.

Click the following link to sign-up to provide oral testimony at the public hearing:

<https://bellevuewa.gov/hearing-examiner-public-hearing> . Sign-up closes at 3:00 p.m. on Wednesday, April 2, 2025. Written comments can be submitted via email to hearingexaminer@bellevuewa.gov and must be received by 3:00 p.m. on Wednesday, April 2, 2025.

Zoom Meeting Link: To join the public hearing using a computer or tablet, click the following link: <https://cityofbellevue.zoom.us/j/85083802943>

Meeting Passcode: 331454

Dial-In by Phone: 253-215-8782

Meeting ID: 850 8380 2943#

Date of Application: May 30, 2023

Completeness Date: June 22, 2023

Notice of Application Date: July 6, 2023

Applicant Contact: Greg Squires, Cone Architecture, 206-693-3133, squires@cone-arch.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Bevan Residence](#)

Location: 409 Shoreland DR SE

Neighborhood Area: West Bellevue

File Number: 24-111223-LO

Description: Critical Area Land Use Permit approval of a proposal to convert a detached carport into a garage and attach the garage to the existing residence. The proposal would occur within a 75-ft toe-of-slope structure setback. The footprint of the single-family residence will expand by 282 sq.ft within the slope structure setback. A geotechnical report and critical areas report have been submitted with the application to support the proposal.

Decision: Approval with Conditions

Concurrence Determination: N/A

SEPA: Exempt

Appeal Period Ends: March 20, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 6, 2024

Completeness Date: May 30, 2024

Notice of Application Date: June 13, 2024

Applicant Contact: Ricky Lyman, Brandt Design Group, 206-239-0850, Ricky@Brandtdesigninc.com

City Planner Contact: David Wong, 425-452-4282, DWong@bellevuewa.gov