



# Weekly Permit Bulletin

June 12, 2025

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

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## 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](https://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](mailto:cityclerk@bellevuewa.gov) and cc: [hearingexaminer@bellevuewa.gov](mailto: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](http://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](mailto: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](mailto: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

### RE-NOTICE OF APPLICATION

**Project Name:** [Bellevue Children's Academy Satellite 2](#)

**Location:** 14673 NE 29<sup>th</sup> Place

**Neighborhood Area:** Bridle Trails

**File Number:** 24-101479-LA

**Description:** Re-notice of an Administrative Conditional Use permit to update the proposed scope to include SEPA review of a proposal to allow a primary education use for grades kindergarten through fifth grade (K-5<sup>th</sup>) as well as changes to existing daycare use. This permit was previously noticed on February 8, 2024, with the proposed scope to allow for grades kindergarten through first grade (K-1<sup>st</sup>); SEPA was not included in the initial notice.

**Approvals Required:** Administrative 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:** Beginning on June 12, 2025, lasting fourteen (14) days, and ending on June 26, 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:** January 17, 2024

**Completeness Date:** January 26, 2024

**Applicant:** Yuka Shimizu

**Applicant Contact:** Lynn Goto, S & L Architects, 206-856-8422, [LGoto@SandlarArchitects.com](mailto:LGoto@SandlarArchitects.com)

**City Planner Contact:** Genesis Hill, 425-452-6112, [GLHill@bellevuewa.gov](mailto:GLHill@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Residence for Lokesh Joshi and Chandra Pandey](#)

**Location:** 5020 155TH PL SE

**Neighborhood Area:** Newcastle

**File Number:** 25-105028-LO

**Description:** Critical Areas Land Use Permit proposal to reduce a 50-foot top-of-slope buffer from a steep slope critical area to allow demolition of an existing residence and construction of a new, two-story, single-family residence with an attached 3-car garage. The new residence will be within the existing footprint but will also expand beyond the footprint by 2,078 square feet.

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

**SEPA:** Exempt

**Minimum Comment Period Ends:** Beginning on June 12, 2025, lasting fourteen (14) days, and ending on June 26, 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:** February 26, 2025

**Completeness Date:** June 3, 2025

**Applicant Contact:** Tracy Brink, McCullough Architects, 206-443-1181, [tracy@mccullougharchitects.com](mailto:tracy@mccullougharchitects.com)

**City Planner Contact:** Amanda Hunt, 425-229-6545, [AHunt@bellevuewa.gov](mailto:AHunt@bellevuewa.gov)

## NOTICE OF APPLICATION

**Project Name:** [Cohen – Short Term Stay](#)

**Location:** 3265 W Lake Sammamish Pkwy SE

**Neighborhood Area:** West Lake Sammamish

**File Number:** 25-111447-LH

**Description:** Application for Land Use approval of a Home Occupation permit for short-term rental of two bedrooms in a single-family residence. No exterior or interior alterations of the home are proposed.

**Approvals Required:** Home Occupation Permit approval and ancillary permits and approvals.

**SEPA:** Exempt

**Minimum Comment Period Ends:** Beginning on June 12, 2025, lasting fourteen (14) days, and ending on June 26, 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:** May 16, 2025

**Completeness Date:** June 5, 2025

**Applicant Contact:** David Cohen, 310-400-0047, [david@cohen.cool](mailto:david@cohen.cool)

**City Planner Contact:** Andy Andreotti, Assistant Land Use Planner, 425-452-6857, [AAndreotti@bellevuewa.gov](mailto:AAndreotti@bellevuewa.gov)

## Notice of Threshold Determination

### NOTICE OF THRESHOLD DETERMINATION

**Project Name:** [City of Bellevue Transportation Mobility Implementation Plan 2025 Update](#)

**Location:** City-Wide

**Neighborhood Area:** City-Wide

**File Number:** 25-108984-LM

**Description:** City of Bellevue Transportation Mobility Implementation Plan (MIP) 2025 Update. A new section in the Mobility Implementation Plan Performance Metrics will describe Pedestrian Level of Traffic Stress (PLTS) to represent the environment for people walking along arterials. PLTS will serve as a companion to the bicycle level of traffic stress (BLTS) that has been adopted in the MIP.

**SEPA:** Determination of Non-Significance is issued.

**Comment Period:** Beginning on June 12, 2025, lasting fourteen (14) days, and ending on June 26, 2025. Comments may be sent directly to the Planner contact included in this notice. Refer to page one for how to comment.

**Appeal Period:** Per BCC 22.02.034.B this DNS shall be merged with the underlying nonproject council action. Any appeal of this SEPA Threshold Determination must wait until final action is taken on this proposal by the City Council. Following final action by the City Council, a Notice of Action will be provided pursuant to RCW [43.21C.080](#).

**Date of Application:** April 10, 2025

**Completeness Date:** May 5, 2025

**Notice of Application Date:** May 15, 2025

**Applicant Contact:** Kevin McDonald, City of Bellevue Transportation Department, 425-452-4558, [kmcdonald@bellevuewa.gov](mailto:kmcdonald@bellevuewa.gov)

**City Planner Contact:** Drew Folsom, 425-452-4441, [DFolsom@bellevuewa.gov](mailto:DFolsom@bellevuewa.gov)