



Weekly Permit Bulletin

August 28, 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](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, 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: [Bernstein French Drain Installation and Partial Rem](#)

Location: 3650 116th Avenue NE, 11800 NE 36TH Place

Neighborhood Area: Bridle Trails

File Number: 25-119482-LO

Description: Critical Areas Land Use Permit review to address unpermitted construction of a stormwater drainage system to collect stormwater runoff from the existing driveway on the property at 3650 116th Ave NE, and to remove 19 linear feet of the gravel/French drain located on the adjacent property at 11800 NE 36TH PL. This application is associated with an open enforcement action case (22-131621 EA). The proposed work will occur within a 50-foot buffer from a tributary of Yarrow Creek (Type-F-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 August 28, 2025, lasting fourteen (14) days, and ending on September 11, 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: August 8, 2025

Completeness Date: August 19, 2025

Applicant Contact: Samuel Bernstein, 206-465-7736, sam12@bernsteinenterprises.com

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

NOTICE OF APPLICATION

Project Name: [Chen – Home Occupation Permit](#)

Location: 12657 NE 2nd Street

Neighborhood Area: Wilburton

File Number: 25-118931-LH

Description: Land Use Application review 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 August 28, 2025, lasting fourteen (14) days, and ending on September 11, 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: August 6, 2025

Completeness Date: August 7, 2025

Applicant Contact: Kunyu Chen, 650-713-7881, info@yume.us

City Planner Contact: Andy Andreotti, Assistant Land Use Planner, 425-452-6857, AAndreotti@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [Pinnacle North](#)

Location: 10112 NE 10th Street

Neighborhood Area: Downtown

File Numbers: 21-103192-LP, 21-103195-LD, 25-110467-LS, 25-110468-LS

Description: Master Development Plan (LP) and Administrative Design Review (LD) approval of a single phased, six-tower residential development that includes ground level retail and commercial uses. Two Administrative Variances (LS) associated with the MDP and ADR are also part of this

approval. The proposal is located within the DNTN-MU and DNTN-R Land Use Districts with Perimeter Overlay's A-1, B-1 and B-2.

Approvals Required: Master Development Plan approval, Design Review approval, Land Use Code Variance approval and ancillary permits and approvals.

Decision: Approval with Conditions

Concurrency Determination: Certificate of Concurrency Issued

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

Appeal Period Ends: 9/11/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: 21-103192-LP, 21-103195-LD on February 22, 2021; 25-110467-LS; 25-110468-LS on April 8, 2025

Completeness Date: 21-103192-LP, 21-103195-LD on March 22, 2021; 25-110467-LS; 25-110468-LS on May 5, 2025

Notice of Application Date: 21-103192-LP, 21-103195-LD on April 8, 2021; 25-110467-LS; 25-110468-LS on May 8, 2025

Applicant Contact: Kandice Kwok, 425-589-4878, kandice.kwok@jyomarchitects.com

City Planner Contact: Amy Tarce, 425-452-2896, ATarce@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Gables 12th Place Apartments](#)

Location: 1445 120th Avenue NE

Neighborhood Area: BelRed

File Number: 23-100797-LD, 24-125649-LS

Description: Design Review and Variance from the Land Use Code approval to construct a 7-story multi-family residential building with 274 units and 214 parking stalls located in a two-level underground parking garage.

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: 9/11/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: 23-100797-LD: January 18, 2023, 24-125649-LS: October 23, 2024

Completeness Date: 23-100797-LD, February 9, 2023, 24-125649-LS: November 20, 2024

Notice of Application Date: 23-100797-LD: March 2, 2023, 24-125649-LS: November 21, 2024

Applicant Contact: Jon OHare, PCNW, 425-301-9541, jon@permitcnw.com

City Planner Contact: Mark Brennan, 425-452-2973, MCBrennan@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Camellia Lane Townhomes \(91 Degrees Townhomes\)](#)

Location: 12951 NE Bellevue-Redmond Road

Neighborhood Area: BelRed

File Number: 23-110915-LD, 23-110918-LO

Description: Design Review and a Critical Areas Land Use Permit approvals for a request to construct 3 separate townhome buildings, consisting of 18 units located on 1.0-acre site located within the BR-ORT land use district (Bel-Red Office/Residential Transition). The subject site is encumbered by a wetland buffer from an off-site category I wetland with a habitat score of 7. The proposal includes restoration of the wetland buffer.

Decision: Approval

Concurrency Determination: N/A

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

Appeal Period Ends: 9/11/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 6, 2023

Completeness Date: July 4, 2023

Notice of Application Date: July 13, 2023

Applicant Contact: Justin Goroch, BCRA Design, 253-627-4367, JGOROCH@BCRADESIGN.COM

City Planner Contact: Miranda Riordan, 425-452-6880, MRiordan@Bellevuewa.gov