



Weekly Permit Bulletin

September 10, 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: [Johnston Addition CALUP](#)

Location: 12430 NE 27th Street

Neighborhood Area: Bridle Trails

File Number: 25-115048-LO

Description: Critical Areas Land Use Permit review of a proposal to construct a new, two-story addition (approx. 200 S.F) to an existing single family residence. The addition will include a common room and bedroom, and has an exterior exit to the backyard. The project will impact a steep slope and 75-foot toe of slope structure setback.

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 September 10, 2025, lasting fourteen (14) days, and ending on September 24, 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: June 20, 2025

Completeness Date: August 25, 2025

Applicant Contact: Patrick Hungerford, 206-290-9818, hungerfordarchitects@gmail.com

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

NOTICE OF APPLICATION

Project Name: Fang Lan 2 Story Addition

Location: 4621 Somerset Pl SE

Neighborhood Area: Somerset

File Number: 25-116099-LO

Description: Critical Areas Land Use Permit Application for a two-story addition to the existing residence. The proposed addition shall be located over an existing deck that is within a 50-foot critical areas steep slope buffer.

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

SEPA: Exempt

Minimum Comment Period: Beginning on 9/10/2025, lasting Fourteen (14) days, and ending on 9/24/2025, 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: July 2, 2025

Completeness Date: August 29, 2025

Applicant: Fang Lan

Applicant Contact: Traci Sitzmann, 452-753-6238, tracil@sun-spaces.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: [High Street Residential](#)

Location: 11040 Main Street

Neighborhood Area: Downtown

File Number: 24-119093-LD

Description: Design Review approval to construct a 351 unit residential building with approximately 310,800 SF of market rate and affordable units and approximately 117,200 SF of below grade parking and mechanical. A new bike lane dedication is included in the proposal along Main Street, as well as sidewalk widening to improve the right-of-way. New landscaping and trees line the street front, along with a new public plaza. The proposal includes 278 below grade residential parking stalls with access off Main Street.

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: 9/24/2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: August 9, 2024

Completeness Date: August 29, 2024

Notice of Application Date: September 5, 2024

Applicant: Jim Westcott, Weber Thompson, 206-240-2568, jwestcott@weberthompson.com

City Planner Contact: Angus Bevan, 425-229-6607, abevan@bellevuewa.gov

NOTICE OF DECISION

Project Name: [10215 NE 29th Place Wetland CALUP](#)

Location: 10215 NE 29th Place

Neighborhood Area: Northwest Bellevue

File Number: 25-100031-LO

Description: Land Use approval of a Critical Areas Land Use Permit (CALUP) to construct rockeries and artificial turf within a wetland buffer and structure setback. Project in response to enforcement action 21- 110055-EA.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 24, 2025, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: January 2, 2025

Completeness Date: January 30, 2025

Notice of Application Date: February 13, 2025

Applicant Contact: Kaiyu Wu, 425-247-9899, kaiyuwu@hotmail.com

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