Weekly Permit Bulletin

November 25, 2026

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 or email the City Planner Contact listed for each notice regarding questions about the proposal and review process.

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 98009-9012
- Any appeal of a final City decision on shoreline substantial development permit (SSDP) is made to the State Shoreline Hearing Board as set forth in RCW 90.58.180 and must be filed within 21 days of

the date the City decision is received by the State Department of Ecology (DOE). The final City decision on the SSDP will be sent to DOE by the close of business on the date of this notice. Any appeal of a SEPA determination related to a SSDP must also be filed with the Shoreline Hearings Board. For additional information regarding shoreline appeals, please call the Shoreline Hearing Board at 360-459-6327.

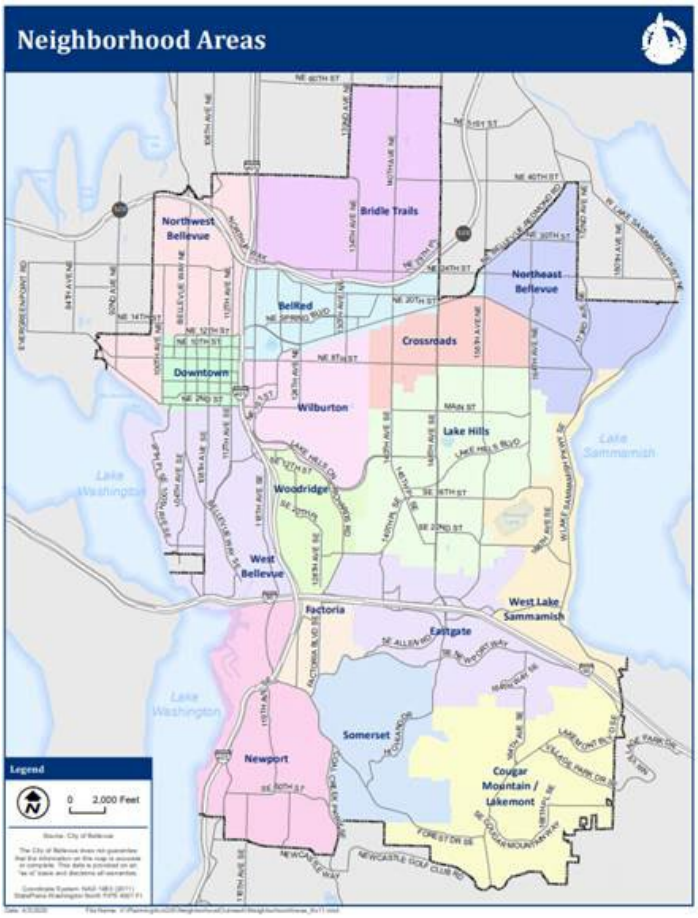
Receive the bulletin by email

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: Enatai Lago Pier Repair

Location: 9621 SE 16th Street

Neighborhood Area: West Bellevue

File Number: 26-115206-WG

Description: Shoreline Substantial Development Permit review of a proposal to replace an existing 391 square foot pier on Lake Washington the was destroyed by a fallen tree. Replacement work includes replacing 11 wood piles with steel piles and redecking using light-permeable grating. The proposal includes and is supported by a No Net Loss Analysis.

Approvals Required: Shoreline Substantial Development 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: Beginning on 11/25/2026, lasting 30 days, and ending on 12/25/2026, 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 6, 2026

Completeness Date: November 18, 2026

Applicant Contact: Evan Wehr, Ecco Design Inc., 206-706-3937, evan@eccodesigninc.com

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

Notice of Decision

NOTICE OF DECISION

Project Name: Xia Critical Areas Land Use Permit

Location: 4856 167th Ave SE

Neighborhood Area: Cougar Mountain/Lakemont

File Number: 26-121199-LO

Description: Land Use approval of a Critical Areas Land Use Permit to restore approximately 1,914 square feet of the critical area buffer of a Category III wetland and Type-F stream on a residential site zoned SR-4. Mitigation work involves the removal of invasive vegetation and replanting with native trees, shrubs, and groundcover. This application is associated with code compliance case 24-119966-EA.

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: 12/9/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 9, 2026

Completeness Date: September 22, 2026

Notice of Application Date: October 21, 2026

Applicant Contact: Chris Xia, 206-946-0762, chrisxiaa@gmail.com

City Planner Contact: Andrew Andreotti, 425-452-6857, aandreotti@bellevuewa.gov

Notice of Threshold Determination

NOTICE OF PUBLIC HEARING AND NOTICE OF THRESHOLD DETERMINATION

Project Name: Downtown Livability 2.0 Land Use Code Amendment (LUCA)

Location: Downtown

Neighborhood Area: Downtown

File Number: 26-120379-AD

Description: NOTICE IS HEREBY GIVEN that the Bellevue Planning Commission will hold a public hearing during its regular meeting on Wednesday, December 9, 2026 at 6:30 PM to consider a Land Use Code Amendment (LUCA) related to updates to the Downtown Land Use Code The Downtown Livability 2.0 LUCA aims to look back on Part 20.25A (Downtown) of the Land Use Code that was adopted in 2017. It is not intended to make any policy changes or do an overhaul of the code but rather builds upon the current code to address implementation gaps and challenges from the 2017 Land Use Code and current Downtown needs.

The code amendments focus on five major themes: Vibrancy, Small business, Main street in Old Bellevue, Housing and Building Design. Key updates include promoting performing arts spaces, promoting small businesses, promoting street life and vibrancy, revisions to ground-floor standards, updates to parking garage standards, updates to allowed rooftop uses, encouraging mass timber construction, increasing floor plates above trigger heights, updating definitions and encouraging administrative consistency, to name a few.

Further information on the LUCA and the strike draft can be found at bellevuewa.gov/dtl2

Public Hearing: December 9, 2026, 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 LUCA public hearing will be provided on the agenda for the meeting, which, when published, can be found at https://bellevue.legistar.com/Calendar.aspx.

Any person may participate in the LUCA 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, by the deadline provided in this notice. Any person may also sign up to make oral comments to the Planning Commission at the public hearing or in advance through https://bellevuewa.gov/planning-oral-comms.

Written comments will also be accepted by e-mail to the City Planner Contact listed below.

Minimum Comment Period: Beginning on November 25, 2026, and ending on December 9, 2026. Written comments must be received by 5:00 PM on December 9, 2026. All written

comments for the public hearing that were timely received by the staff designated in this notice will be transmitted to the Planning Commission no later than the date and time of the public hearing. Oral comments may be provided at the public hearing. Written comments on the SEPA Determination of Non-Significance will continue to be accepted by the SEPA Planner Contact listed below until the City Council adopts the underlying ordinance.

SEPA: Determination of Non-Significance is issued for the LUCA. For the Process IV LUCA, this threshold determination may only be appealed through an appeal of the underlying LUCA ordinance, once adopted, within the time period provided in LUC 20.35.440.

Approvals Required: Adoption of an ordinance by the City Council.

Applicant: City of Bellevue

Date of Application: May 5, 2026

Completeness Date: May 5, 2026

SEPA Planner Contact: Grace Cho, 425-452-4625, GCho@bellevuewa.gov

City Planner Contact: Arvind Gopalakrishnan, 425-452-6019, AGopalak@bellevuewa.gov