



Weekly Permit Bulletin

February 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 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 98009-9012

- 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

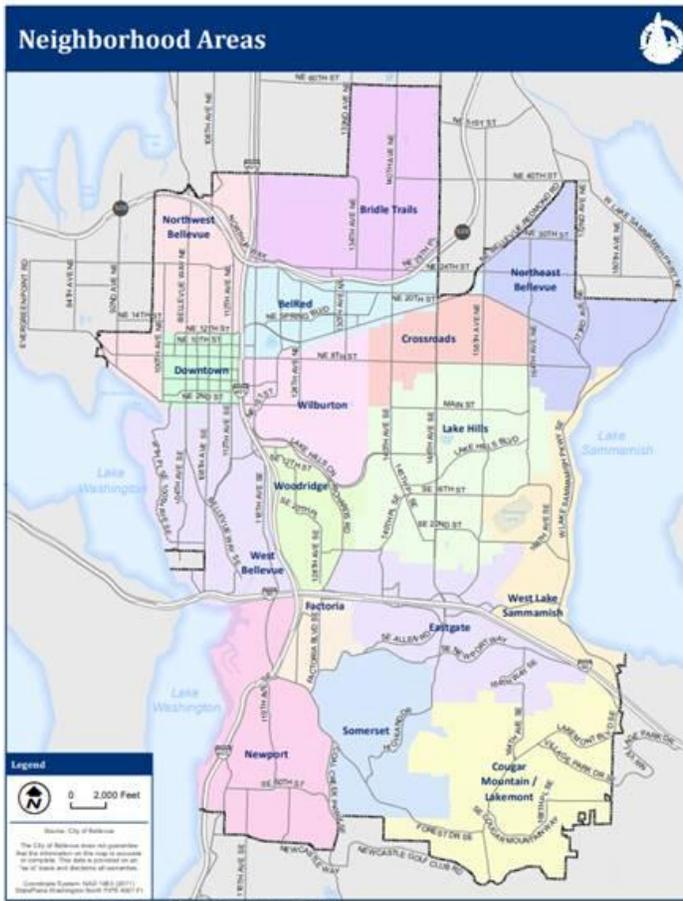
Go to the Weekly Permit Bulletin page on our city website at bellevuewa.gov/permit-bulletin. Click the Subscribe button to join the mailing list. You will continue to receive the bulletin weekly until you unsubscribe from this service.

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

Project Name: [Young Life Lounge](#)

Location: 635 156th Avenue SE Lake Hills Boulevard, Building D Floor 2

Neighborhood Area: Lake Hills

File Number: 26-101668-LA

Description: Land Use review of an Administrative Conditional Use Permit to locate a mahjong and billiard parlor with an accessory bar within a 3,718 square-foot tenant space in the existing Lake Hills Village commercial development. The parlor would accommodate (7) seven mahjong tables and (10) ten billiard tables. The hours of operation are anticipated to be 12:00 pm to 10:00 pm.

Approvals Required: Administrative Conditional Use Permit approval and ancillary permits and approvals.

SEPA: Exempt

Minimum Comment Period: Beginning on 2/25/2026, lasting Fourteen (14) days, and ending on 3/11/2026, 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: October 24, 2025

Completeness Date: February 11, 2026

Applicant Contact: Haynes Lund, Haynes Wilson Lund Architects LLC, 425-753-8407, HWLarch@comcast.net

City Planner Contact: Nohely Moreno, 425-452-6931, NMoreno@bellevuewa.gov

Notice of Final Rule Adoption

NOTICE OF FINAL RULE ADOPTION

Project Name: [Affordable Housing Standards Director's Rule](#)

Location: City-wide

Neighborhood Area: City-Wide

Description: A Director's Rule setting the standards for affordable housing units created through the operation of the Land Use Code as authorized by LUC 20.40.100. The rule sets criteria for updating the Director's Rule, set standards for affordable housing units, set monitoring standards for affordable housing, set affordability standards for affordable housing, and set required covenant and lease provisions. The effective date of the final rule is February 25, 2026.

Decision: Approval

SEPA: The final rule is categorically exempt as a procedural action under WAC 197-11-800(19)(a).

Appeals: The final rule may be appealed as provided in LUC 20.40.100.F.

City Planner Contact: Mathieu Menard, 425-452-5264, mmenard@bellevuewa.gov

Notice of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Michael Tribuch Tree Removal](#)

Location: 4990 Highland Drive

Neighborhood Area: Somerset

File Number: 25-126298-GJ

Description: Review under SEPA to mitigate removal of three (3) Bigleaf Maple (24", 19", 14" DBH) trees and three (3) Scouler's Willow (10", 10", 11" DBH) from a steep slope on the eastern side of the property. The project is supported by an arborist assessment, tree risk assessment, and tree hazard declaration. The project proposes a mitigation planting plan to support the proposal.

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

Appeal Period Ends: March 11, 2026, 5 PM.

Date of Application: November 3, 2025

Completeness Date: December 30, 2025

Notice of Application Date: January 21, 2026

Applicant Contact: Suzanne Zderic, 425-330-9948, suzyq0130@gmail.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

Project Name: [AA Beauty](#)

Location: 17260 NE 18th Place

Neighborhood Area: Northeast Bellevue

File Number: 25-107962-LH

Description: Application for Land Use approval of a Home Occupation permit to provide facial treatment, scalp treatment, and recommendation of related product and sales. No exterior or interior alterations of the home are proposed. Associated with 25-105240 EA.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: March 11, 2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 3, 2025

Completeness Date: May 8, 2024

Notice of Application Date: April 24, 2025

Completeness Date: April 9, 2025

Applicant Contact: Zhongqiu Xu, 818-916-1618, xuzhongqiu1985@gmail.com

City Planner Contact: Sammie Kuriyama, 425-452-4107, SKuriyama@bellevuewa.gov

NOTICE OF DECISION

Project Name: [Broadstone 200](#)

Location: 200 112th Avenue NE, Bellevue, WA 98004

Neighborhood Area: Downtown

File Number: 24-126003-LD

Description: Design Review approval to demolish an existing office building and construct a nine-story multi-family residential building comprising of 304 market-rate residential units, 304-subsurface parking stalls, and amenities, including, an indoor gym, clubroom, and outdoor / rooftop spaces. The project proposal includes an expansion of NE 2nd Street, outdoor landscaping, and other associated improvements.

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: 3/11/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: October 31, 2024

Completeness Date: November 25, 2024

Notice of Application Date: December 12, 2024

Applicant Contact: Jon O'Hare, PCNW, 425-305-9541, jon@permitcnw.com

City Planner(s) Contact: Jordan Borst, 425-452-6997, JBorst@bellevuewa.gov and

Genesis Hill, 425-452-6112, GLHill@bellevuewa.gov