



Weekly Permit Bulletin

April 8, 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

- 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: [Sign Code Update Bellevue City Code Amendment \(BCCA\)](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-104406-AB

Description: Proposal to amend the Bellevue City Code (BCC) to update the sign code regulations for all Land Use Districts. This BCCA proposes to establish updated city-wide sign regulations that are content neutral, comply with relevant case law, can accommodate contemporary sign design techniques, and are simplified and streamlined for users. This BCCA does not propose to alter any section of the City's shoreline master program.

Approvals Required: Adoption of ordinance by City Council.

SEPA: Review under the State Environmental Policy Act, chapter 43.21C RCW, is required. The Environmental Coordinator will review a SEPA checklist and information submitted in support of this code amendment and will issue a SEPA threshold determination as to whether the proposal is likely to result in any significant adverse environmental impact, consistent with WAC 197-11-310, at a future date.

Comment Period: Comments regarding the proposed code amendment or the City Council legislative process may be submitted to the City Planner Contact listed below. Comments regarding potential environmental impacts, as well as comments or questions regarding the City's environmental review under SEPA, may be submitted to the SEPA Planner Contact listed below. Refer to page one for additional information on how to comment on this proposal. Additional comment opportunities will be provided following issuance of a SEPA Threshold Determination.

Date of Application: February 25, 2026

SEPA Planner Contact: Andy Andreotti, 425-452-6857, AAndreotti@bellevuewa.gov

City Planner Contact: Charlie Engel, 425-452-6164, CEngel@Bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Lei Residence](#)

Location: 1609 W Lake Sammamish Parkway SE

Neighborhood Area: West Lake Sammamish

File Number: 25-126442-LO

Description: Critical Areas Land Use Permit review to construct a single-family residence on an undeveloped lot encumbered by overlapping Category III wetland, it's associated 110-foot wetland buffer; a Type-O Stream, it's associated 25-foot buffer; and steep slope critical areas, 50-foot top-of-slope buffer and 75-foot toe-of-slope setback. Per LUC 20.25H.200, the site does not have at least 2,625 square feet of buildable area outside of critical areas and buffers and, therefore, any development proposed on this site is allowed per a Reasonable Use Exception (RUE). The applicant also proposes to divert a section of the on site stream to accommodate the construction of the residence. The project proposal also includes a geotechnical report and a critical areas report.

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: Beginning on 4/8/2026, lasting Fourteen (14) days, and ending on 4/22/2026, 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: November 5, 2025

Completeness Date: March 2, 2026

Applicant Contact: Tom Pike, Gant Nychay Architecture PLLC, 206-545-9100, tpike@gantnychay.com

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

Notice of Application and SEPA Threshold Determination

NOTICE OF APPLICATION AND SEPA THRESHOLD DETERMINATION

Project Name: [Curb Pricing Program](#)

Location: City-Wide

Neighborhood Area: City-Wide

File Number: 26-100662-AB

Description: Bellevue City Code Amendment to implement the Curb Pricing Program. Proposed changes will amend BCC Title 11 (Vehicles and Traffic). Amended BCC language will establish definitions of paid parking, create geographical boundaries for the paid parking zone, set parking rates, and the administrative process to adjust parking rates and hours of operation over time by providing authority to a City Manager designee.

Approvals Required: Adoption of ordinance by the City Council.

SEPA: Determination of Non-Significance is issued.

Minimum SEPA Comment Period: Beginning on 4/8/2026, lasting Fourteen (14) days, and ending on 4/22/2026, 5 PM. Comments continue to be accepted until the City Council takes action on the proposal. Refer to page one for information on how to comment on a project.

SEPA Appeal: Per BCC 22.02.034.B this DNS shall be merged with the underlying nonproject council action. Notice of the action associated with any City Council adoption of the TFP and specific appeal information will be provided at the time of future City action on the proposal.

Date of Application: January 12, 2026

Completeness Date: March 6, 2026

Applicant Contact: Chris Iverson, City of Bellevue Transportation Department, 425-681-0265, civerson@bellevuewa.gov

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

Notice of Decision

NOTICE OF DECISION

Project Name: [Joe Zhou](#)

Location: 4700 Somerset Ave SE

Neighborhood Area: Somerset

File Number: 25-121662-GJ

Description: Land use approval of the removal of six hazardous douglas fir trees. The six trees average from 50 to 70 feet in height, and the project will result in the removal of the upper 20 to 30 feet of each tree. The replanting of five snowberry shrubs and three oceanspray shrubs will be planted in the areas of canopy reduction. The project is located in a steep slope critical area. The project is supported by an arborist assessment.

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: 4/22/2026, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: September 18, 2025

Completeness Date: March 3, 2026

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

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