



Weekly Permit Bulletin

August 3, 2023

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 name of the project to view digital documentation.
- 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 (30 days for shoreline projects).
- 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.

Notices of Application

NOTICE OF APPLICATION

Project Name: [Property Subdivision 2615 146th Ave SE](#)

Location: 2615 146TH Ave SE

Neighborhood Area: Eastgate

File Number: 23-114378-LN

Description: Application to subdivide .38 acres into two (2) single-family lots. The site is zoned R-5.

SEPA: Exempt

Minimum Comment Period Ends: August 17, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: July 7, 2023

Completeness Date: July 7, 2023

Applicant Contact: Huaqi Yin, 850-728-6158, yinhx2019@gmail.com

City Planner Contact: Jackie Donovan, 425-452-4387, jdonovan@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: Sammamish Residence

Location: 1046 W Lake Sammamish Pkwy SE

Neighborhood Area: West Lake Sammamish

File Number: 23-111222-LO

Description: Proposal to demolish and rebuild single family residence within a steep slope critical area buffer.

SEPA: Exempt

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

Minimum Comment Period Ends: August 17, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 12, 2023

Completeness Date: July 6, 2023

Applicant: Homero Nishiwaki, 206-321-1449, homero@ln-arc.com

City Planner Contact: Sam Hunter, 425-452-4228, SHunter@bellevuewa.gov

NOTICE OF APPLICATION

Project Name: [Lake Washington Blvd Property](#)

Location: 6031 Lake Washington Blvd SE

Neighborhood Area: Newport

File Number: 23-113992-LN

Description: Land Use Review of a proposal to subdivide one (1) existing parcel into seven (7) lots. The property is zoned R-5 (approx 36,539 sq.ft) and R-3.5 (approx 31,920 sq.ft). Phase I of the project scope is the boundary line adjustment application (23-1113993-LW) which is outside the scope of this short plat application. Phase II is review of this short plat application. Phase I will be completed prior to Phase II.

Approvals Required: Preliminary Short Plat approval and ancillary permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: August 17, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Date of Application: June 28, 2023

Completeness Date: July 7, 2023

Applicant: Lili Lu, CZL 98006 Investments LLC, 206-228-4158, lvili0219@sina.com

Applicant Contact: Maher Joudi, D.R.Strong Consulting Engineers, 425-827-3063, maher.joudi@drstrong.com

City Planner Contact: Komal Agarwal, 425-452-7224, KAgarwal@bellevuewa.gov

Notices of Application and Public Meeting

NOTICE OF APPLICATION AND PUBLIC MEETING

Project Name: [DOE Townhomes](#)

Location: 3190 160th Ave SE

Neighborhood Area: Eastgate

File Number: 23-114176-LD

Description: Design Review application to demolish an existing office building and redevelopment of the site to include the following: construction of 11 buildings with each building comprised of three to nine attached townhome units totaling 67 units, landscaping improvements including a bike path, and frontage improvements.

Approvals Required: Design Review 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: August 18, 2023, 5 PM. Refer to page one for information on how to comment on a project.

Virtual Public Meeting: September 12, 2023, 6 PM; Join on your computer, mobile app or room device

Meeting Info: [Click here to join the meeting](#)

Meeting ID: 212 557 268 898; **Passcode:** yFsDCp

[Download Teams](#) | [Join on the web](#)

Dial In (audio only): 206-452-7011

Phone Conference ID: 814 775 684#

Date of Application: July 3, 2023

Completeness Date: July 20, 2023

Applicant Contact: Victoria Arthur, 425-827-2100 ext. 141, varthur@freiheitarch.com

City Planner Contact: Leticia Wallgren, 425-452-2044, LWallgren@bellevuewa.gov

Notices of Threshold Determination

NOTICE OF THRESHOLD DETERMINATION

Project Name: [Pental Bulkhead Repair and Cove](#)

Location: 108 Cascade Ky

Neighborhood Area: Newport

File Number: 23-105789-WE

Description: Proposal to repair existing bulkhead, repair 65 SF of existing dock, remove another dock, install a new 373 SF cove, removal of an existing concrete slab, and installation of six pin piles along Lake Washington Shoreline.

Decision: Approval

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

Appeal Period Ends: August 17, 2023, 5 PM.

Date of Application: March 22, 2023

Completeness Date: April 14, 2023

Notice of Application Date: June 22, 2023

Applicant Contact: Ted Burns, Seaborn Pile Driving Co, 206-236-1700, permits@seaborndriving.com

City Planner Contact: Richard Hansen, 425-452-2739, RHansen@bellevuewa.gov

Notices of Decision

NOTICE OF DECISION

Project Name: [Bellevue Base NGW Project](#)

Location: 1790 124th Ave NE

Neighborhood Area: BelRed

File Number: 21-109965-LO

Description: Critical Areas Land Use permit approval to i install Next Generation Wireless (NGW) improvements including twelve WAPS, twelve below-grade junction boxes, four above-grade junction boxes, eleven new conduit supports, and associated improvements. Work will take place within a category II wetland buffer, steep slope top of slope buffer; and, structure setbacks of a category II wetland, and type F-stream.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Determination of Non-Significance is expected. Refer to page three General Information Regarding Use of Optional DNS Process.

Appeal Period Ends: August 17, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: June 4, 2021

Completeness Date: July 5, 2021

Notice of Application Date: July 22, 2021

Applicant Contact: Jennifer Ash, King County Metro, 206-477-5975. jennifer.ash@kingcounty.gov

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

NOTICE OF DECISION

Project Name: [Bates Deck Remodel](#)

Location: 4411 164th Lane SE, Bellevue, WA 98006

Neighborhood Area: Eastgate

File Number: 23-109697-LO

Description: Critical Areas Land Use Permit approval to remodel and expand two (2) existing rear yard decks associated with a single-family residence within a top-of-slope buffer. The project proposes approximately 1,180 square-feet of mitigation and restoration planting within the steep slope critical area. Included with the project are geotechnical report and a critical areas reports.

Decision: Approval with Conditions

SEPA: Exempt

Appeal Period Ends: August 17, 2023, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: May 11, 2023

Completeness Date: May 25, 2023

Notice of Application Date: June 8, 2023

Applicant Contact: Deepa Sharma, GHDA Architects, 425-828-3081, deepas@ghdarch.com

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