



## STAFF REPORT

### DESIGN REVIEW COMMITTEE

DR21-01 Vom Baur Fourplex

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To:	Design Review Committee	Date: January 5, 2022
From:	Madeline Sutherland, Planner	
Applicant:	James Hall 640 NW 19 <sup>th</sup> Ave Camas, WA 98607	
Location:	124 SE Everett St Parcel No. 89235000	

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**APPLICABLE LAW:** The application was submitted on January 29, 2021. The applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; CMC Chapter 18.19 Design Review; Camas Design Review Manual (2016); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

#### BACKGROUND:

The proposal includes the construction of three additional units to an existing single-family residence, totaling four units. The site is located on approximately .21 acres of Mixed Use zoned property (MX) at 124 SE Everett St in the SE ¼ of Section 11, Township 1 North, Range 3 East, of the Willamette Meridian. The site is surrounded by other Mixed Use zoned properties.

#### PURPOSE:

Design Review is required under CMC Chapter 18.19 and is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must consider the general design review standards (CMC Chapter 18.19.050.A and the Camas Design Review Manual "DRM" pages 4-7), along with the specific standards for multi-family (CMC Chapter 18.19.050.B.3.c and the DRM page 19); which are included in the enclosed Design Review Checklist.

#### STANDARD AND MULTI-FAMILY DESIGN PRINCIPLES AND GUIDELINES:

The standard and multi-family principles are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.

#### RECOMMENDATION:

The Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to the Director for a final decision.