



Community Development Department  
 616 NE Fourth Avenue  
 Camas, WA 98607  
 (360) 817-1568

**STAFF REPORT**  
**Design Review Application for One Stop Mini Storage**  
**City File No. DR15-03**  
 (Related Files: CUP08-01 and SPRV 15-06)

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**TO:** Design Review Committee

**FROM:** Lauren Hollenbeck, Senior Planner

**APPLICANT:** Laura Standridge, Standridge Design, Inc.

**LOCATION:** 3444 SE 2<sup>nd</sup> Ave  
 Parcel numbers 91045580, 91045578, 91045577, 91045584, 91045582,  
 719111000  
 Camas, WA 98607

**APPLICABLE LAW:** The application was submitted on July 27, 2015 and 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 (2002); and CMC Chapter 18.55 Administration and Procedures; and RCW 58.17.

**BACKGROUND:**

One Stop Mini Storage received a Conditional Use permit (city file no. CUP08-01) to complete a phased expansion of their existing business. There are currently four buildings on the property constructed in previous phases. The applicant is currently seeking design review approval of the remaining phases which includes the construction of five buildings, one of which consists of an office, 19 parking stalls, security fencing and landscaping.

The project area is bordered on the north by a parking lot, on the east by SE Lechner Street, on the south by the Burlington Northern Santa Fe Railroad line, and on the west by single-family residences and two apartment buildings.

The majority of the property is located within the Regional Commercial (RC) zoning district and one of the parcels is located within the General Commercial (HC) zoning district in the City of Washougal. The project is also located at a gateway area to the City of Camas.

**PURPOSE:**

Design Review is required under CMC Chapter 18.19. Design review 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 the specific standards for gateways (CMC Chapter 18.19.050.B and the

DRM pages 8-10) and commercial uses (CMC Chapter 18.19.050.C and the DRM pages 11-13); which are included in the enclosed Design Review Checklist.

**STANDARD, GATEWAY AND COMMERCIAL DESIGN PRINCIPLES AND GUIDELINES:**

The standard, gateway and commercial 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 design review principles and guidelines.**

**RECOMMENDATION:**

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