



STAFF REPORT

Lacamas View Residential Care Facility

Major Design Review (DR18-11)

Relates Files: CUP18-02, SPRV18-26, CA18-15, SEPA18-26

<u>TO</u>	Design Review Committee		
<u>FROM</u>	Lauren Hollenbeck, Senior Planner		
<u>LOCATION</u>	3401 NW Lake Rd Camas 98607 Parcel No. 177666000		
<u>APPLICANT</u>	BAMA Architecture- Mildred White 7350 Milwaukie Ave. Portland, OR 97202	<u>OWNER</u>	Peter Anca PO Box 87651 Vancouver, WA 98687

APPLICABLE LAW: The application was submitted on 11/1/18 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, Chapter 18.43 Conditional Use Permits and Chapter 18.55 Administrative Procedures.

Summary

The applicant is currently seeking design review approval for the construction of a 36 bed residential care facility with a common dining room, social and recreational area, interior open air courtyards, and facilities for housekeeping, sanitation, and personal hygiene. The site fronts NW Lake Road. Vehicular access to the building is provided off of NW Lake Road, via a one-way drive aisle. Landscaping is focused at the perimeter of the site.

The project area is bordered by single family residential dwellings in R-7.5 and R-15 zones. To the southwest is Wafertech, zoned Light Industrial/Business Park. The southern side of the site is relatively flat and then the grade dramatically drops to the south, which is densely populated with trees.

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 design review standards from the Downtown Design Review Manual. An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Commercial & Mixed Uses Design Principles and Guidelines

The standard and commercial & mixed use 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

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