

Sanctuary Resort & Spa

-Statement of Direction- April 12, 2018

The Sanctuary Resort & Spa submitted a Special Use Permit application for improvements at Casa 3. The applicant is proposing to remodel and expand the existing house (which is commonly referred to as the Gallery House), add a new guest room building, relocate the pool, and add new landscape/hardscape improvements.

Section 1102.3 of the Town's Zoning Ordinance states the Town Council must issue a Statement of Direction for the Special Use Permit application within 45 days of the first staff presentation. In this case, the Statement of Direction must be issued on or before May 26, 2018.

The Statement of Direction is not a final decision of the Town Council and does not create any vested rights to the approval of a Special Use Permit. Any applicant for a Special Use Permit shall not rely upon the matters addressed in the Statement of Direction being the same as those that may be part of an approved Special Use Permit.

Therefore, the Town Council issues the following Statement of Direction for the Sanctuary Resort & Spa:

- The General Plan encourages the continued revitalization and improvement of the Town's Special Use Permit properties while protecting the adjacent residential neighborhoods (General Plan Land Use Policy 2.1.2).
- The Planning Commission shall focus their review on the visible and audible effects the amendment may have on the neighbors. In particular, the Planning Commission shall focus their review on:
 - Lighting, screening of mechanical equipment, setbacks, heights, parking/circulation, and material pallet of the improvements.
 - The potential noise and visibility impacts that the Gallery House outdoor deck/living area may have on the neighboring properties.
 - The location and setbacks of the guest house building. Since the guest house does not meet the recommended 60' front yard setback, the Planning Commission shall review the proposed setbacks of the guest house building.
 - On-site retention in relation to the proposed improvements. The applicant shall address and identify the location of on-site retention and identify how the on-site retention may affect parking and circulation.
 - Traffic and circulation. The applicant must provide a traffic analysis report.
 - Location of any new or modified utilities.
 - Renderings as they relate to neighboring properties.

As per Section 1102.3.C.3.c of the Zoning Ordinance, at any time during the review process, the Planning Commission may request clarification and/or expansion of this Statement of Direction based on additional information that has evolved.