

**Sanctuary Resort  
-Statement of Direction (SOD)-  
Consideration Points  
January 24, 2019 Council Work Session**

Below is an initial list of points for Council consideration for its SOD on the Sanctuary Resort Intermediate Special Use Permit amendment application for addition of commercial uses on Casa 3 and site redevelopment. Edits and/or additional points may be discussed and considered.

No.	Topic	Town Code/Special Use Permit Guideline/Town Policy	Suggested SOD Focus
1	Context-appropriate site/building design	<p>Several General Plan policies relate to context-appropriate design, including:</p> <p>LU 2.1.2.5 Building Design and Site Planning, The Town shall encourage context-appropriate and responsive building design and site planning on Special Use Permit properties that mitigates the scale of larger buildings through careful use of building massing, setbacks, facade articulation, fenestration, varied parapets and roof planes, and pedestrian-scaled architectural details.</p> <p>LU 2.1.3.1 Visual Openness. The Town shall maximize the benefits of visual openness throughout the Town by specific limits on floor area ratio, setbacks, side yards, and building and wall heights</p>	<p>The application includes several visuals on conceptual architectural design, material, and colors.</p> <p>More precise information may be necessary to verify how the project meets the vision and policies of the General Plan related to exterior lighting, screening of mechanical equipment, and material pallet of the improvements.</p>
2	Density – Lot Coverage	<p>1 unit per 4,000 sf of site area (SUP Guideline). CC&amp;H 3.2.1.2 Other Housing Types. The Town shall consider less than one acre per residence housing only on Special Use Permit resort properties 25% lot coverage (SUP Guideline)</p>	<p>4 units are proposed on the 37,967 square foot parcel</p> <p>Proposed lot coverage of the overall resort is 21% with the proposed addition</p>
3	Height	<p>Maximum height for resorts are 36' for principal structures, 24' for accessory structures, and 18' for services structures (SUP Guidelines).</p> <p>R-43 hillside limits heights to a rolling 24' from original natural grade and 40' from the lowest point of disturbance to the peak of the roof.</p>	<p>As presented, the building complies with the height requirements of the SUP guidelines and the R-43 hillside requirements at</p>
4	Open Space Criteria - Viewshed	<p>Open Space Criteria is reviewed as a means to preserve viewsheds, encouraging the massing of tall structures in the center of the site (SUP Guideline).</p> <p>SOD to address massing/scale (SUP Section 1102.3.B.4 Zoning Ordinance)</p>	<p>Open Space Diagram will need to be provided to show compliance with SUP Guidelines</p>

5	Setbacks – Principal Structures	Principal Structure 100' (SUP Guideline)  SOD to address setbacks (SUP Section 1102.3.B.4 Zoning Ordinance)  R-43 setbacks requirements are 40' front, 40' rear, 20' side.	The proposed building does not meet the SUP guidelines for setback but does meet the R-43 setbacks
6	Landscape/ Buffering	40' along residential property  General Plan Policy EP 6.1.1.3 Mature Landscape Preservation. The Town shall require new development and redevelopment to preserve mature indigenous and compatible landscaping on-site where feasible. Several large trees on the site.  Existing tall hedges act as perimeter buffers	Existing oleanders remain along the western property line  Approximately a 20' setback is shown along the western property line.
7	Traffic, Parking, and Circulation	Parking space calculations, parking lot screening guidelines, distance requirements for loading/unloading/ trash in the SUP Guidelines  <ul style="list-style-type: none"> <li>• 60' setback for parking lots/internal driveways adjoining residential</li> <li>• 3' screening of parking lots</li> <li>• Parking calcs by use (i.e. 1.2 spaces for each guest unit)</li> </ul>	Some considerations for review should include: <ul style="list-style-type: none"> <li>▪ Number of parking spaces for guests</li> <li>▪ Impact of parking on neighboring property</li> <li>▪ Fire access</li> </ul>
8	Impact to adjacent uses  Privacy Noise	Several General Plan policies relate to mitigation of nuisances to residential neighborhoods and adjacent land uses (Policies LU 2.1.2.2 Require Impact Assessments, LU 2.1.2.3 Compatibility of Adjoining Uses, et al.)	The Commission may identify the need for a noise study and/or any mitigating circumstances that may buffer the development (e.g. the use of vegetation, modified setbacks or heights, reorientation of the structures, etc.).  Service uses such as maintenance, maid service, trash collection, laundry, mechanical equipment (roof/ground), etc. should be explained or shown. In particular, trash pickup/storage shall be studied.
9	Uses	Section 1102.2 of the Zoning Ordinance identifies allowable uses. Primary use is guest units	Commission shall study the impact the units have on neighboring residential properties.
10	SUP Timing	150 days from filing for Planning Commission to act or as required by SOD (Section 2.5.2.D of the Town Code)	Suggestion to identify May 29, 2019 for Commission action