

Sanctuary Resort & Spa

-Statement of Direction- February 23, 2017

The Sanctuary Resort & Spa submitted a Special Use Permit application for additions to the existing casitas, two new casitas, a new pool, a new snack bar, modified parking, and a ballroom expansion.

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 March 16, 2017.

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, and parking/circulation.
 - The project includes a one story addition to an existing casita. This addition is located on the east side of the project area and is setback approximately 7' from the property line adjoining Starlight Way. Since the SUP Guidelines recommend a minimum setback of 40', the Planning Commission shall review the proposed setbacks.
 - Screening and setback of the additional stairwell at the ballroom
 - Overall height of the ballroom addition.
 - 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.
 - Hours of operation of the snack bar and pool area.
 - Traffic and circulation. The applicant must provide a traffic analysis report.

- Location of any new or modified utilities.
- Renderings as it relates 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.