

**Mammoth Lakes Foundation
Special Executive Committee Meeting
Tuesday, September 4, 2018 @ 4pm
Mammoth Lakes Foundation Library
100 College Parkway, Mammoth Lakes, California 93546**

www.mammothlakesfoundation.org

(4pm) Call the Meeting to Order – Board Chair Gary Myers

(4:01pm) Executive Committee Member

Gary McCoy - President	Gary Myers – Board Chair	Shields Richardson - Secretary
Luan Mendel - Treasurer	Bonnie Colgan - Member	Evan Russell – MLF CEO

(4:32am) Administrative Items

1. Approve any additions to the Agenda
2. (45 min) Review and consider taking action to approve the lot split which will create a separate parcel within the zone for the stand alone development of the NWWC and to support an amendment of the zoning code to include physical wellness and rehabilitation in addition to the current zoning for all Institutional Public (IP) zoning in the Town of Mammoth Lakes. (Attachment #1)
3. Old Business
 - Review of FY18-19 Calendar of Events (Attachment #2)
4. New Business

(5:15pm) Adjournment

To the next meeting of the MLF Foundation Board of Directors meeting scheduled for Tuesday, September 25, 2018 @ 4pm in the MLF Library.

**Mammoth Lakes Foundation
Executive Committee Special Meeting
Agenda Action Sheet**

Executive Committee Meeting Date: September 4, 2018

Date Prepared: August 23, 2018

Prepared by: Rich Boccia; Executive Director
Mammoth Lakes Foundation

Title: Mammoth Lakes Foundation (MLF) Support of the Disabled Sports Eastern Sierra (DSES) National Wounded Warrior Center (NWWC).

Recommended Motion:

It is recommended that the MLF Executive Committee review and consider taking action to approve the lot split, which will create a separate parcel for the stand-alone development of the NWWC and to support an amendment of the Zoning Code to include a use classification for physical wellness and rehabilitation centers in addition to the current uses allowed in the Public and Quasi Public (P-QP) zoning district in the Town of Mammoth Lakes.

Background Information:

Mammoth Lakes Foundation has been working with Disabled Sports Eastern Sierra in recent years to support the development of the National Wounded Warrior Center in Mammoth Lakes on property owned by Mammoth Lakes Foundation.

Lot Split:

The lot split and the zoning amendment are two separate and unrelated processes. The lot split will create a separate parcel on Mammoth Lakes Foundation property for the stand-alone development of the NWWC.

- MLF will work with DSES to complete a recommendation for a lot split through the Town of Mammoth Lakes. The lot split will create an independent parcel for the development of the NWWC.
- MLF will submit the lot split application as the owner of the property. DSES will be responsible for the completion of the application package and all associated expenses including surveys, drafting services, copies, and fees to the Town of Mammoth Lakes.
- Legal fees pertaining to the lot split will be the responsibility of each respective organization.
- The newly created lot will be approximately 2 acres. The exact size and dimensions will be determined by the design requirements of the NWWC including setbacks, density requirements of both parcels and building design to accommodate topography.
- DSES use of the parcel is restricted to the development of the NWWC.
- The density of the SGSA will be rounded up to maintain conformity to current zoning. The Town staff will confirm this conformity in a written document for the public record.
- Current title report for the subject parcel to be submitted with the application.
- The value of the new parcel is approximately \$800,000.

Options for Consideration:

1. Option 1 – take action to support the project on MLF property.
2. Option 2 – take no action and the project does not move forward on MLF property. If the Executive Committee decides to not take action there is no need to discuss the request to support a zoning amendment.

Zoning Amendment:

The lot split and the zoning amendment are two separate and unrelated processes. The zoning amendment will amend the Public Quasi-Public (P-QP) zoning district in the Zoning Code to include physical wellness and rehabilitation centers in addition to the current uses allowed in the P-QP zoning district. The addition of the physical wellness and rehabilitation center use classification will allow for the development of the NWWC and similar facilities to be built with no density restriction as long as they meet the design/function criteria set forth by the Town.

- DSES to submit Zoning Code amendment application to the Town of Mammoth Lakes to allow for physical wellness and rehabilitation facilities in the P-QP zoning district.
- DSES will be the applicant and MLF will be listed as the landowner even though there are many other organizations who own parcels in this zone.
- Submittal package will need signatures from the MLF Board of Directors on the application.
- The site plan for the NWWC Center will be included in the application packet.
- DSES will be responsible for all costs and fees to process the Zoning Code amendment.
- This amendment will provide clarification that the NWWC is a permitted use and is consistent with the Town of Mammoth Lakes General Plan and the Zoning Code as an allowed use in the Public Quasi-Public zoning district.
- This zoning will encompass the entire P-QP zoning district in the Town of Mammoth Lakes to include physical wellness and rehabilitation centers in addition to current uses allowed.
- The amendment will create an allowance for the proposed use classification throughout the P-QP zoning district.
- There will be no impact from this Zoning Code amendment on existing or proposed MLF projects.
- The proposed amendment does not modify the current density limitation of four (4) residential units per acre.
- Without the amendment the Town could propose a similar use interpretation which would require approval from the Town Planning and Economic Development Commission.
- Public notice of the request for zoning amendment will be completed by the Town of Mammoth Lakes through mailings and appropriate public notice.
- Further information will be required from both MLF and DSES as this application is processed

Options for Consideration:

1. Option 1 – take action to support the project on MLF property.
2. Option 2 – take no action and the project does not move forward on MLF property. Even though the lot split and the Zoning Code amendment are two separate and unrelated processes, the project is contingent upon both of these processes being approved by the MLF Executive Committee to proceed for recommended approval by the Town of Mammoth Lakes.

The following actions could result as elements of this process:

- a. The Executive Committee could not approve support for the project and DSES would have to secure another parcel for the project.
- b. If approved, MLF will be involved in the process including preparing documents, having documents reviewed and approved by both the MLF Executive Committee and our legal counsel and participation in the public meetings as part of the process.
- c. If these two items are approved through the Town of Mammoth Lakes processes, a lease agreement between MLF and DSES will be required for the parcel and development of the NWWC.

Funds Available: Yes

Account Number: Professional Services / 70262

MLF fulfills the vision of Dave McCoy to support higher education and cultural enrichment in the Eastern Sierra

**Mammoth Lakes Foundation
2018 – 2019 Calendar of Events**

Event / Program	Location	Date	Time
Capital Campaign Steering Committee	MLF Library	July 9	3:30pm
MLF Food & Wine Experience	Edison Theatre, The Village & Sierra Nevada Resort	July 12 - 14	5pm to 8pm
Much Ado About Shakespeare Summer Camp for Kids	Edison Theatre	July 16 - 27	Day Program
Much Ado Performance of A Midnight Summer's Dream	Edison Theatre	July 27	6pm
MLF / CCCC Welcome Back BBQ	South Gateway Apartments	August 16	5pm
Dave McCoy Birthday	Dave Scholars Campaign	August 24	All Day
Dave McCoy Golf Classic	Sierra Star Golf Course	August 26	8am
John Muir Presentation	Edison Theatre	August 31 – September 2	Evening & Matinee
Capital Campaign Steering Committee	MLF Library	September 10	1pm
Capital Campaign Advisory Board Reception	MLF Library – choice options for invitees	September 11 Or 13	5:30pm
Dreamscape	Edison Theatre	September 19 - 22	Multiple
MLF Executive Committee Meeting	MLF Library	September 25	4pm
Capital Campaign Advisory Board Reception	MLF Library	September 26	5:30pm
Dave's Scholars Brunch	MLF Library	September 28	10am
Hot Havana Nights Joint Fundraiser MLRT & MAC	Sierra Center Event Center	September 29	6pm
MACC PAT Update	MLF Theater	October 3	10am
Capital Campaign Steering Committee	MLF Library	October 8	1pm
Theatre for Young Audiences Elementary Schools	Edison Theatre	October 8 - 15	Multiple
Dave's Scholars Brunch	MLF Library	October 26	10am
The Radio Show	Edison Theatre	October 30 & 31	7pm
Friends of the Foundation Dinner	The Brasserie	November 3	5:30pm
MLF Annual Appeal	Annual appeal	November 22	5pm
Giving Tuesday	We Love Mammoth Lakes Foundation	November 27	All Day
Dave's Scholars Brunch	MLF Library	November 30	10am
MLF End of the Year Annual Campaign	Annual appeal to the community	November 30	5pm
Capital Campaign Steering Committee	MLF Library	December 10	1pm
Poetry Out Loud	TBD	December 15	6pm
Neil Simon's Barefoot in the Park	Edison Theatre	December 20 – January 6	Multiple

Capital Campaign Steering Committee	MLF Library	January 14	1pm
A Co-Production with Sierra Classic Theatre of A Staged Reading of Three Tall Women	Edison Theatre	January 19 & 20	Multiple
Dave's Scholars Brunch	MLF Library	January 25	10am
MLF Executive Committee Meeting	MLF Library	January 29	4pm
Capital Campaign Advisory Board Reception	MLF Library	January 30	5:30pm
Capital Campaign Steering Committee	MLF Library	February 11	1pm
Suite Surrender	Edison Theatre	February 7 - 17	Multiple
Dave's Scholars Brunch	MLF Library	February 22	10am
Tahoe Film Festival	Edison Theatre	March 8 & 9	7pm
Capital Campaign Steering Committee	MLF Library	March 11	1pm
Capital Campaign Advisory Board Reception	MLF Library	March 27	5:30pm
Dave's Scholars Brunch	MLF Library	April 5	10am
Capital Campaign Steering Committee	MLF Library	April 8	1pm
MLF Executive Committee Meeting	MLF Library	April 30	4pm
Dave's Scholars Brunch	MLF Library	May 3	10am
Cerro Coso Graduation	Cerro Coso Bishop Campus	May 3	5pm
Capital Campaign Steering Committee	MLF Library	May 13	1pm
ML Film Festival	Multiple Venues	May 22 - 26	Multiple
Mammoth High School Awards Ceremony	Mammoth High School Multi-Purpose Room	June 7	8am
Capital Campaign Steering Committee	MLF Library	June 10	1pm
MLF Executive Committee Meeting	MLF Library	June 26	4pm

08.20.18

MLF fulfills the vision of Dave McCoy to support higher education and cultural enrichment in the Eastern Sierra