



# **Zoning and General Plan Design Standards Review and Update to Promote Residential Infill Development**

## **Community Workshop #1:**

Tuesday, February 25, 2025

6:00 pm to 8:00 pm

Big Pine Town Hall

150 Dewey Street

Big Pine, CA 93513

Wednesday, February 26, 2025

6:00 pm to 8:00 pm

American Legion Hall

201 S Edwards Street

Independence, CA 93526

Thursday, February 27, 2025

6:00 pm to 8:00 pm

Statham Town Hall

138 N Jackson Street

Lone Pine, CA 93545

# Welcome and Introductions

- County of Inyo
- Precision Civil Engineering

# **Workshop Agenda**

- 1. Project Overview**
- 2. Understanding Infill Housing**
- 3. Zoning and Regulations for Infill Housing**
- 4. Identifying Opportunities for Infill Housing**
- 5. Community Input: Shaping the Future of Infill**
- 6. Next Steps**
- 7. Q&A**

# Workshop Objectives

- Increase Community Understanding of the project
- Gather Community Input
- Identify Potential Zoning and General Plan Changes

# Comment Card

- Throughout workshop, keep track of your questions, comments, and suggestions on a Comment Card
- Contact Information Optional
- Summary of Q&A will be posted on the County's website

Share Your Questions, Comments,  
and Suggestions Here

---

---

---

---

---

# Group Poll

- What best describes you?
  - I live in the community.
  - I work in the community.
  - I own property in the community.
- Which of the following types of housing would you most support in your community?
  - Accessory dwelling units
  - Duplexes
  - Small apartment buildings
  - Condominiums
  - Cottage style housing
  - Single-Family Homes





# PROJECT OVERVIEW

# Funding and Purpose

- In 2024, the County received a grant from the California Department of Housing & Community Development (REAP 2.0) to:
  - Conduct a review of residential design standards
  - Identify Zoning and General Plan design and density requirements that inhibit infill development
- The County intends to identify Zoning and General Plan modifications that can help increase infill housing opportunities throughout the entire County



# Community Focus Areas

## Big Pine

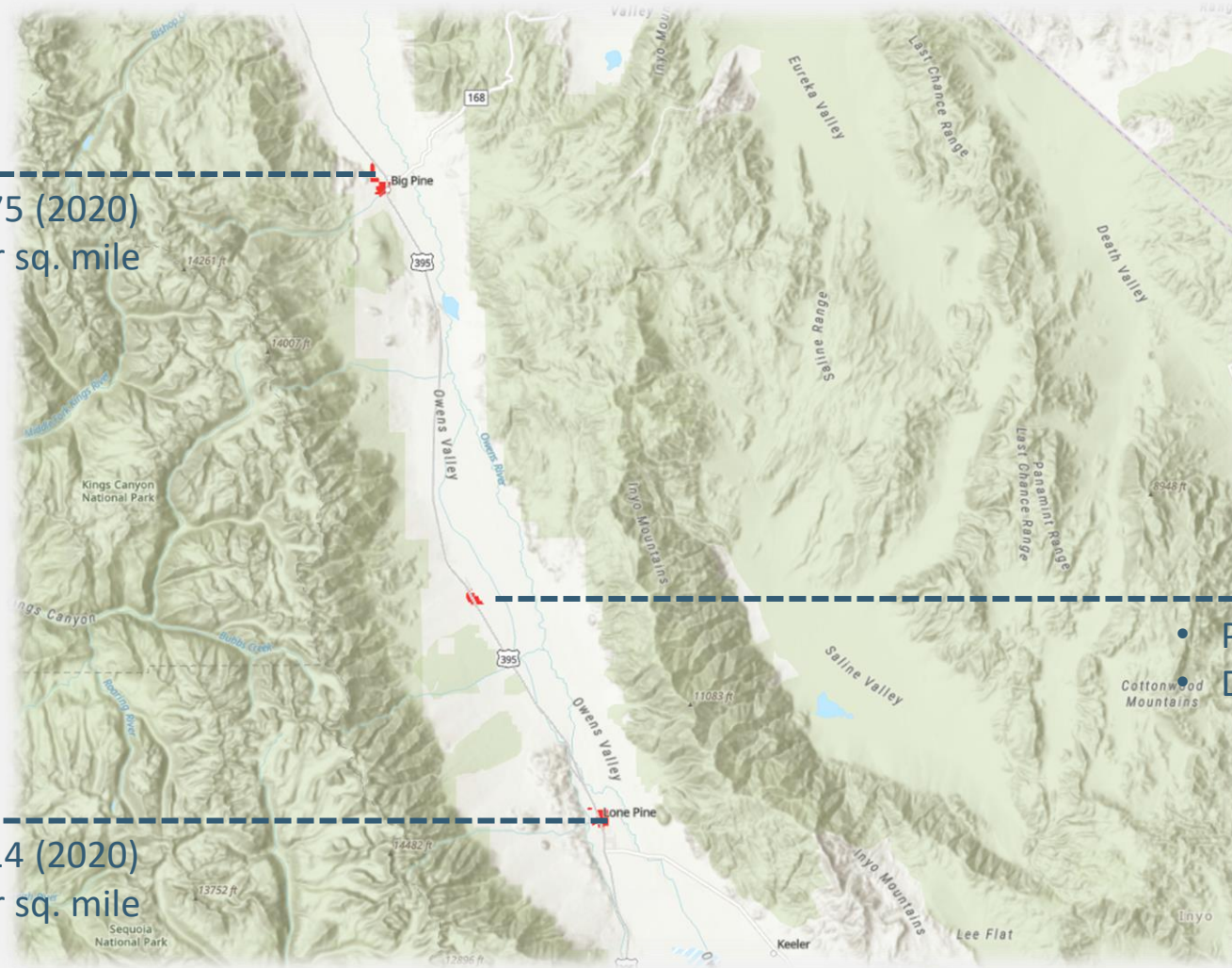
- Population: 1,875 (2020)
- Density: 636 per sq. mile

## Lone Pine

- Population: 2,014 (2020)
- Density: 100 per sq. mile

## Independence

- Population: 593 (2020)
- Density: 120 per sq. mile

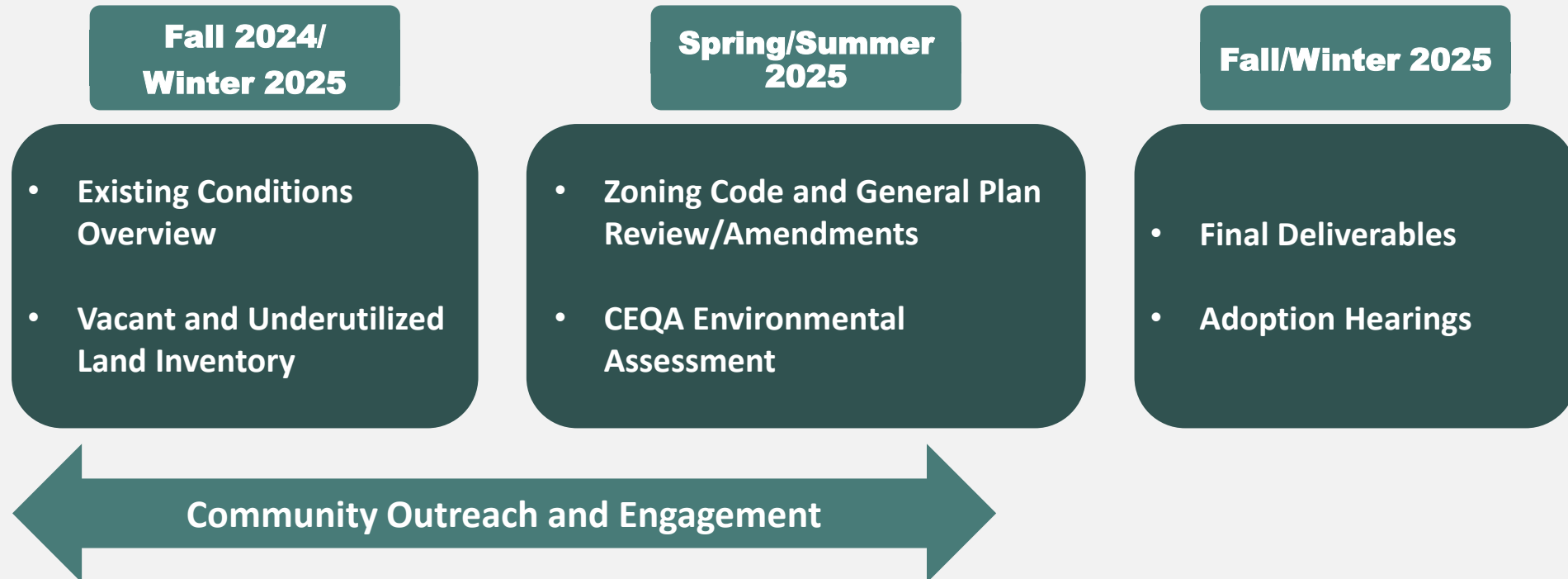


# Project Components

- **Development Design Standards Review:** how the County currently regulates housing development
- **Vacant and Underutilized Lands Inventory:** where in the County (Big Pine, Independence, and Lone Pine) infill housing could be developed
- **Infill Residential Capacity Study:** how infill parcels could be developed under existing requirements versus modified requirements

# Project Timeline

Kicked off in January 2025 with an estimated completion in December 2025.







# **UNDERSTANDING INFILL HOUSING**

# What is Infill Housing?

- **Building new homes on vacant lots:** this could include new development like single-family homes, duplexes, small apartment buildings, cluster housing, etc.
- **Redeveloping underutilized lots:** this could include converting, removing, or replacing structures for new residential units.
- **Adding units on existing residential properties:** this could include building additional units on properties with existing residential uses.

# Types of Infill Housing

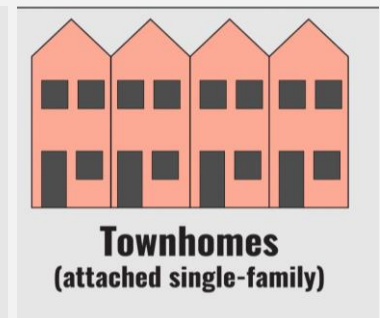
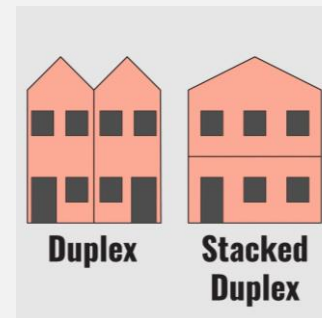
- ADUs: small, secondary units on existing residential properties





# Types of Infill Housing

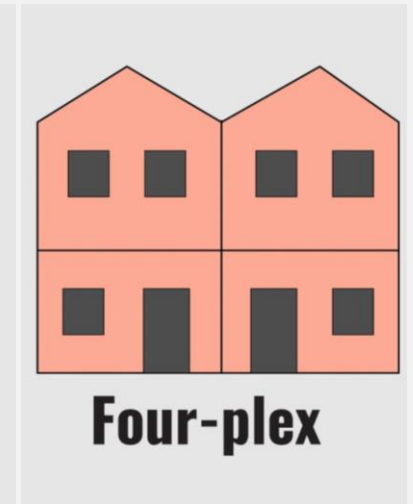
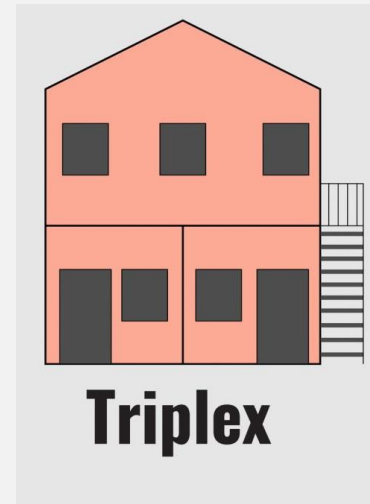
- Duplexes/Townhomes: two or more units sharing common walls





# Types of Infill Housing

- Small apartment buildings: low-rise buildings with multiple units



# Types of Infill Housing

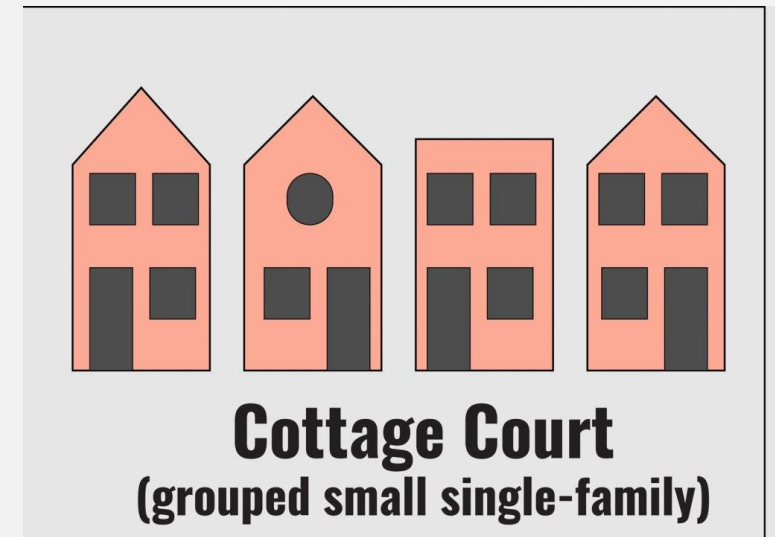
- Condominiums: individually owned units within a larger building





# Types of Infill Housing

- Cottage style housing: clusters of small, detached homes on shared lots





# **ZONING AND REGULATIONS FOR INFILL HOUSING**

# How Infill Housing is Currently Regulated

Zoning regulations can limit how much of a lot can be developed.

- Residential Density
- Height Limits
- Setbacks
- Parking Requirements

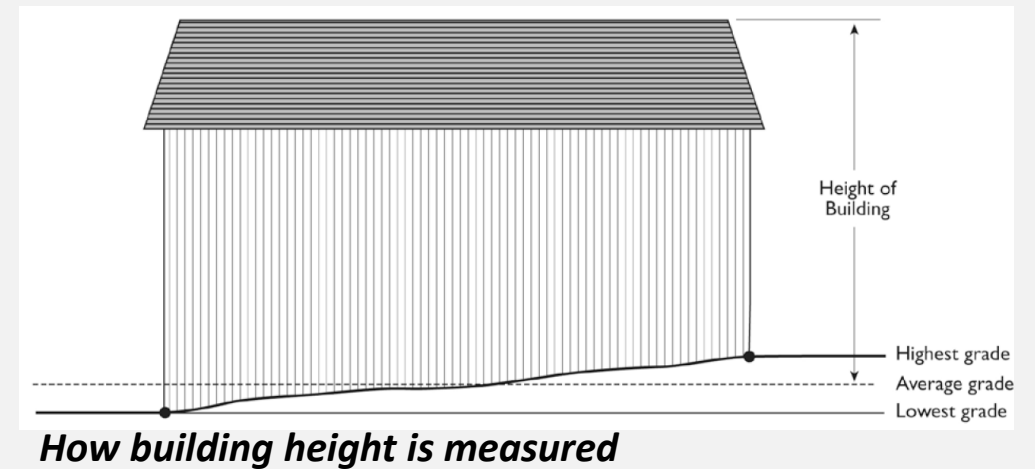


# Residential Density

- How Many Homes Per Acre?
- Residential density refers to the number of dwelling units allowed per acre of land. It's often expressed as units/acre.
  - **Lower density** means fewer homes per acre (e.g., rural residential).
  - **Higher density** means more homes per acre (e.g., apartments, townhouses).
- Examples of residential density\* in Inyo County:
  - Low density (R-1) zone: 2.0 – 7.5 dwelling units per acre.
  - Medium density (R-2) zone: 7.6 – 15.0 dwelling units per acre.
  - High density (R-3) zone: 15.1 – 24.0 dwelling units per acre.

# Height Limits

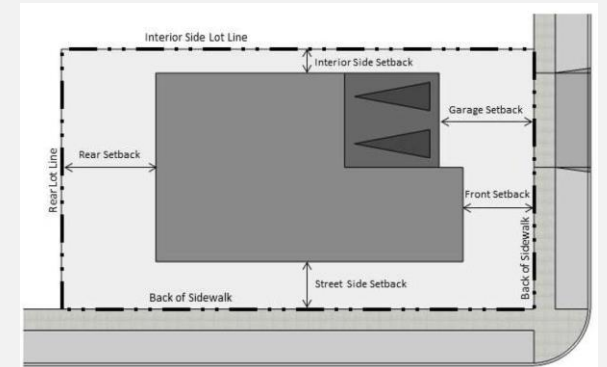
- Height limits regulate the maximum height of buildings.
- Examples of height limits in Inyo County:
  - Low density (R-1) zone: 2.5 stories or 35 ft. max.
  - Medium density (R-2) zone: 3 stories or 40 ft. max.
  - High density (R-3) zones: 3 stories or 40 ft. max.





# Setbacks

- Keeping space between buildings.
- Setbacks are minimum distances required between buildings and property lines.
  - **Front setback:** Distance from the front property line to the building.
  - **Side setback:** Distance from the side property line to the building.
  - **Rear setback:** Distance from the rear property line to the building
- Examples of setbacks in Inyo County:
  - Low density (R-1) zone: 25 ft. front yard / 5 ft. side yard / 20 ft. rear yard
  - Medium density (R-2) zone: 25 ft. front yard / 5 ft. side yard / 20 ft. rear yard
  - High density (R-3) zone: 15 ft. or 25 ft. front yard / 5 ft. per story side yard / 15 ft. rear yard



# Parking

- Zoning regulations often specify the minimum number of parking spaces required for different types of development. This helps ensure sufficient parking for residents and visitors.
- Examples of parking requirements in Inyo County:
  - Low density (R-1) zone: 2 spaces per dwelling unit
  - Medium density (R-2) zone: 2 spaces per dwelling unit
  - High density (R-3) zone: 2 spaces per dwelling unit plus 1 guest parking space for each 4 units







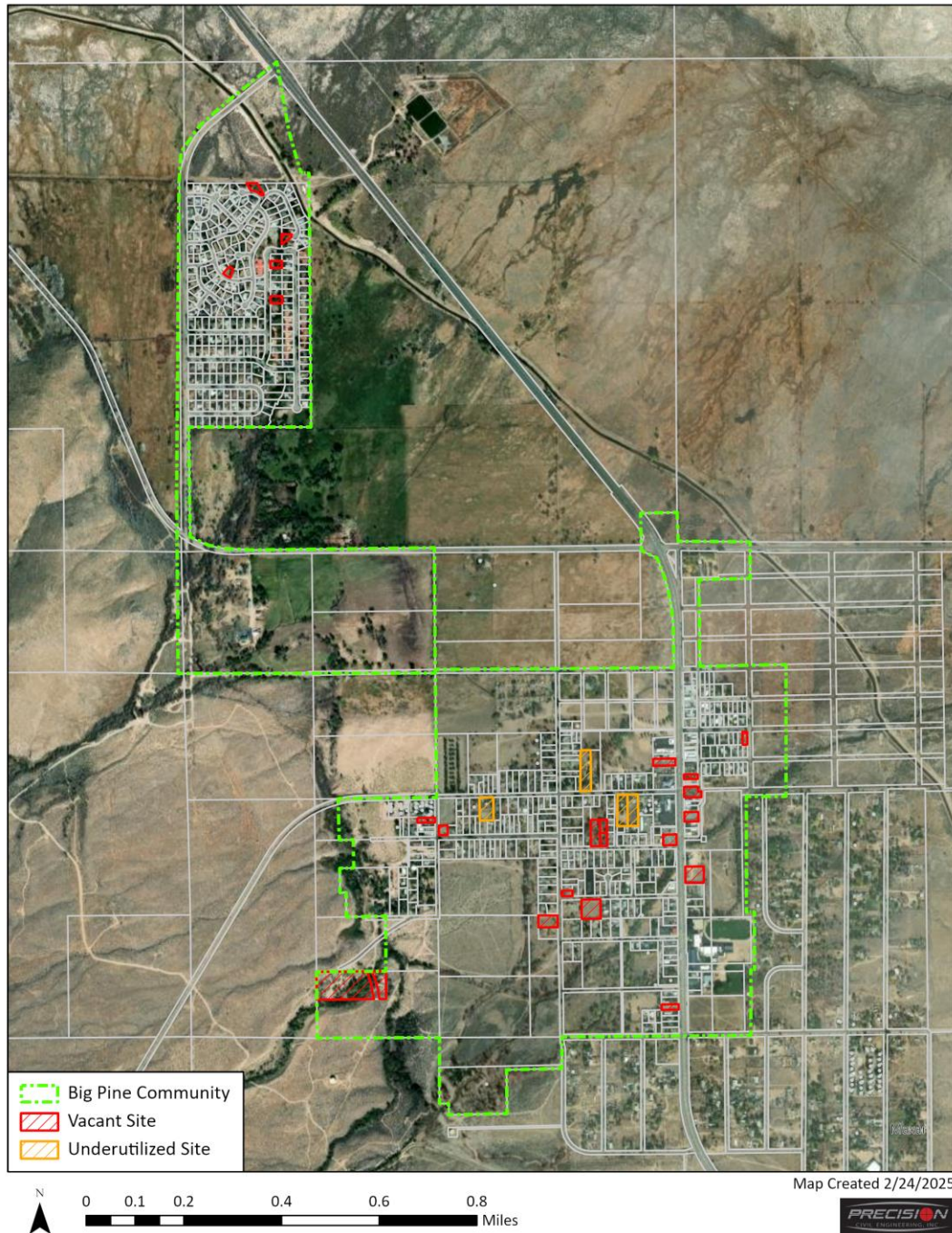
# **IDENTIFYING OPPORTUNITIES FOR INFILL HOUSING**

# Identifying Infill Opportunities

## Vacant and Underutilized Lands Inventory See our printed poster!

- Has existing fire, water, and sewer services.
- Designated as private, County, or under City of Los Angeles Ownership.
- Zoned to allow residential uses (including commercial zones).
- Vacant Lands: classified vacant according to County Assessor.
- Underutilized Lands:
  - Parking lots and pastures
  - Single-family on larger lots (>0.5 acres) with unused land zoned for multi-family (i.e., R-3).
  - Lands with areas that are vacant and not utilized (i.e., not paved) that can be subdivided to accommodate additional single-family units.





# Big Pine

## Vacant Parcels

- 22 vacant parcels identified
- Parcel sizes range from 0.16 to 5.16 acres
- Zoning:
  - R-1: 9 parcels
  - R-2: 3 parcels
  - CB: 7 parcels
  - PUD: 3 parcels

## Underutilized Parcels

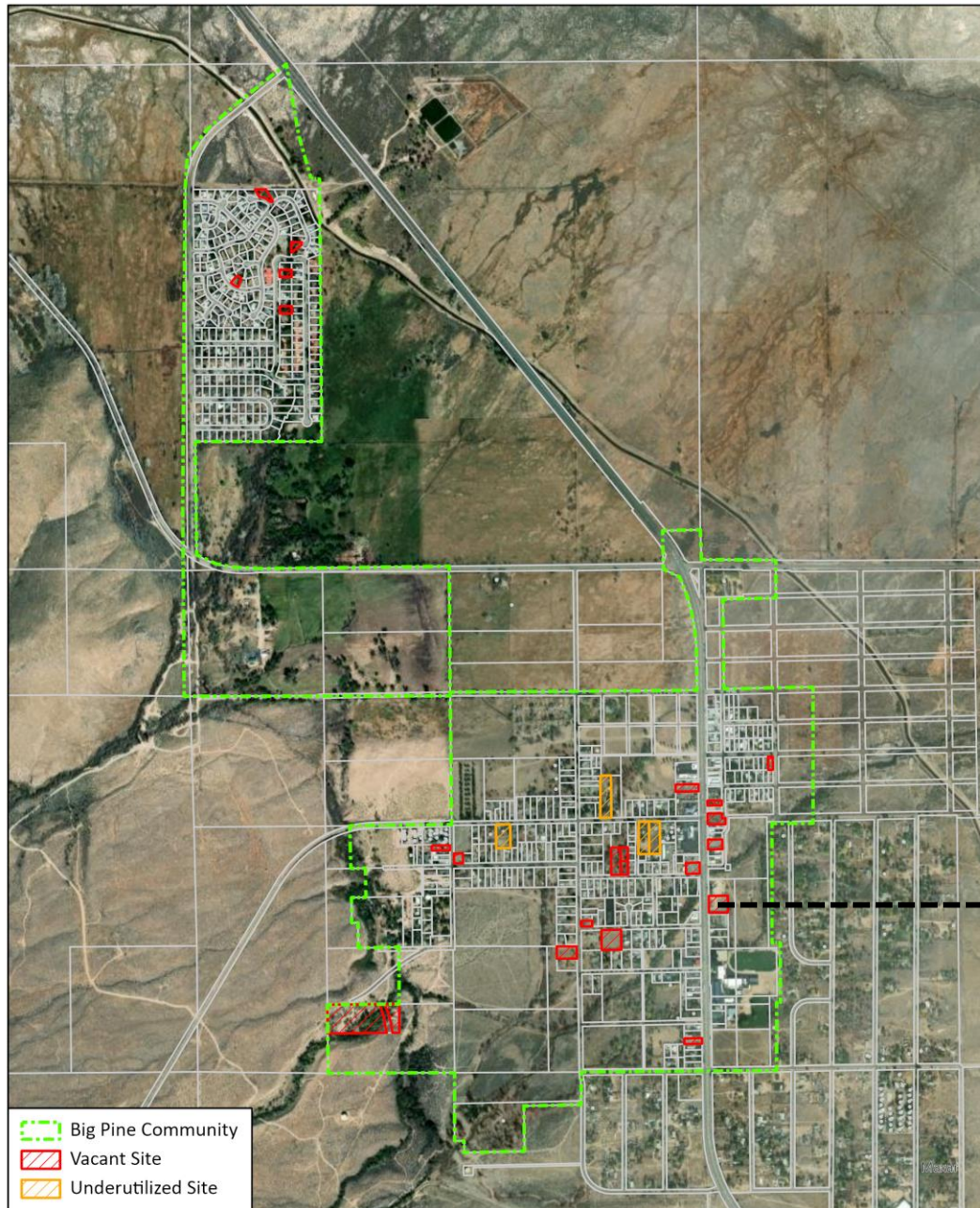
- None identified



# Big Pine

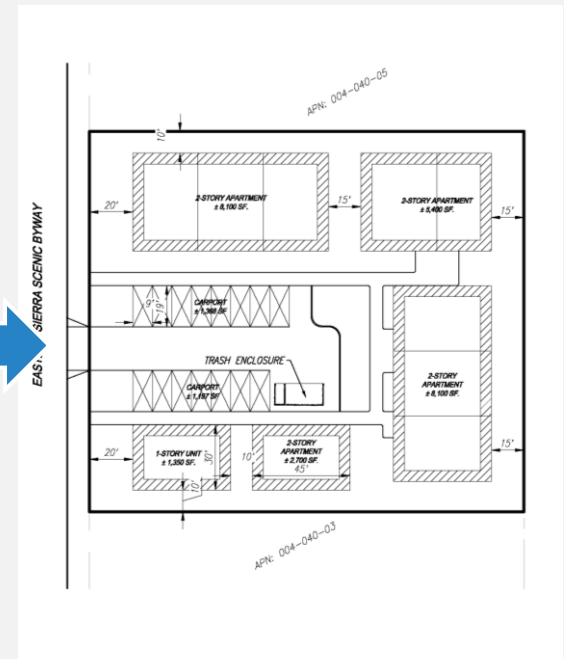
## Example Scenario

- Existing Use: Vacant Site
- Zoning: Central Business District
- Potential Use: 19-Unit Low Rise Multi-Family Development



Map Created 2/24/2025

0 0.1 0.2 0.4 0.6 0.8 Miles





# Independence

## Vacant Parcels

- 14 vacant parcels identified
- Parcel sizes range from 0.15 to 0.34 acres
- Zoning:
  - R1-5,800: 5 parcels
  - R2-6,500: 1 parcel
  - CB: 8 parcels

## Underutilized Parcels

- 1 underutilized parcel identified
- Parcel size is 0.22 acres
- Zoning: R2-6,500
- Existing use is a trailer connect

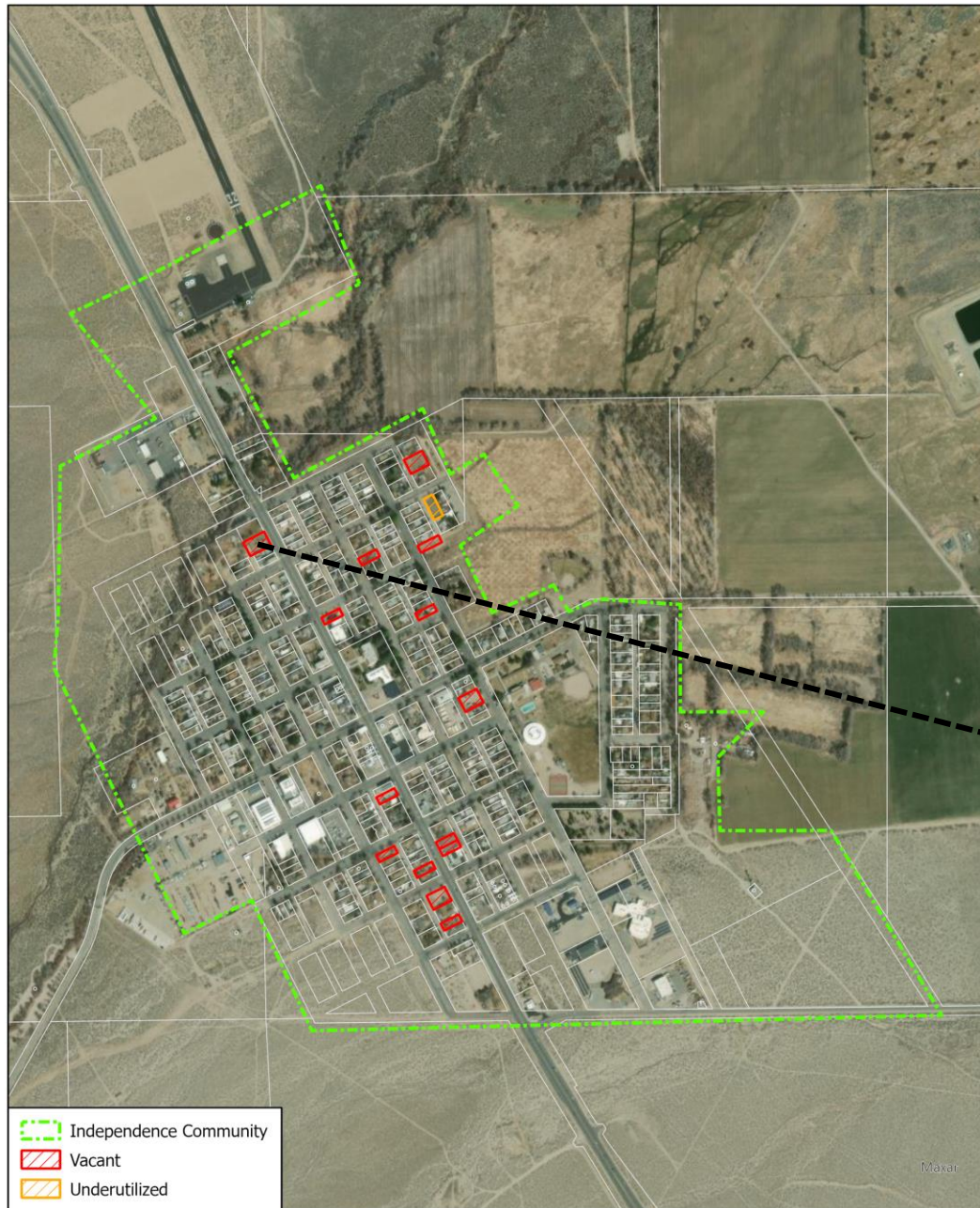




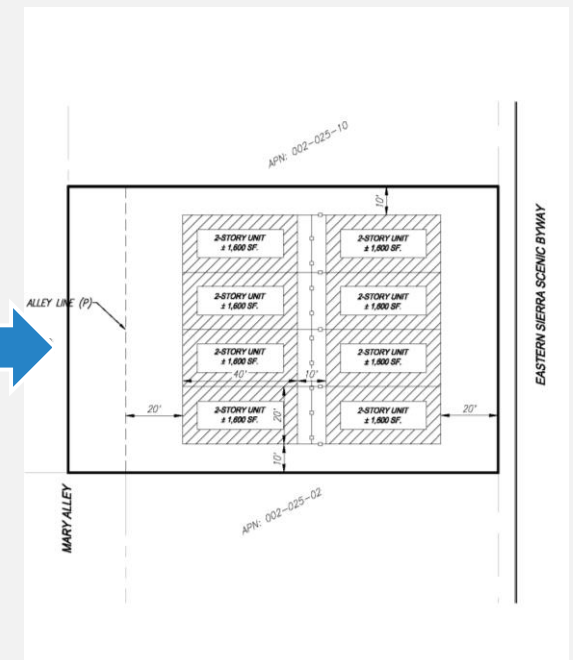
# Independence

## Example Scenario

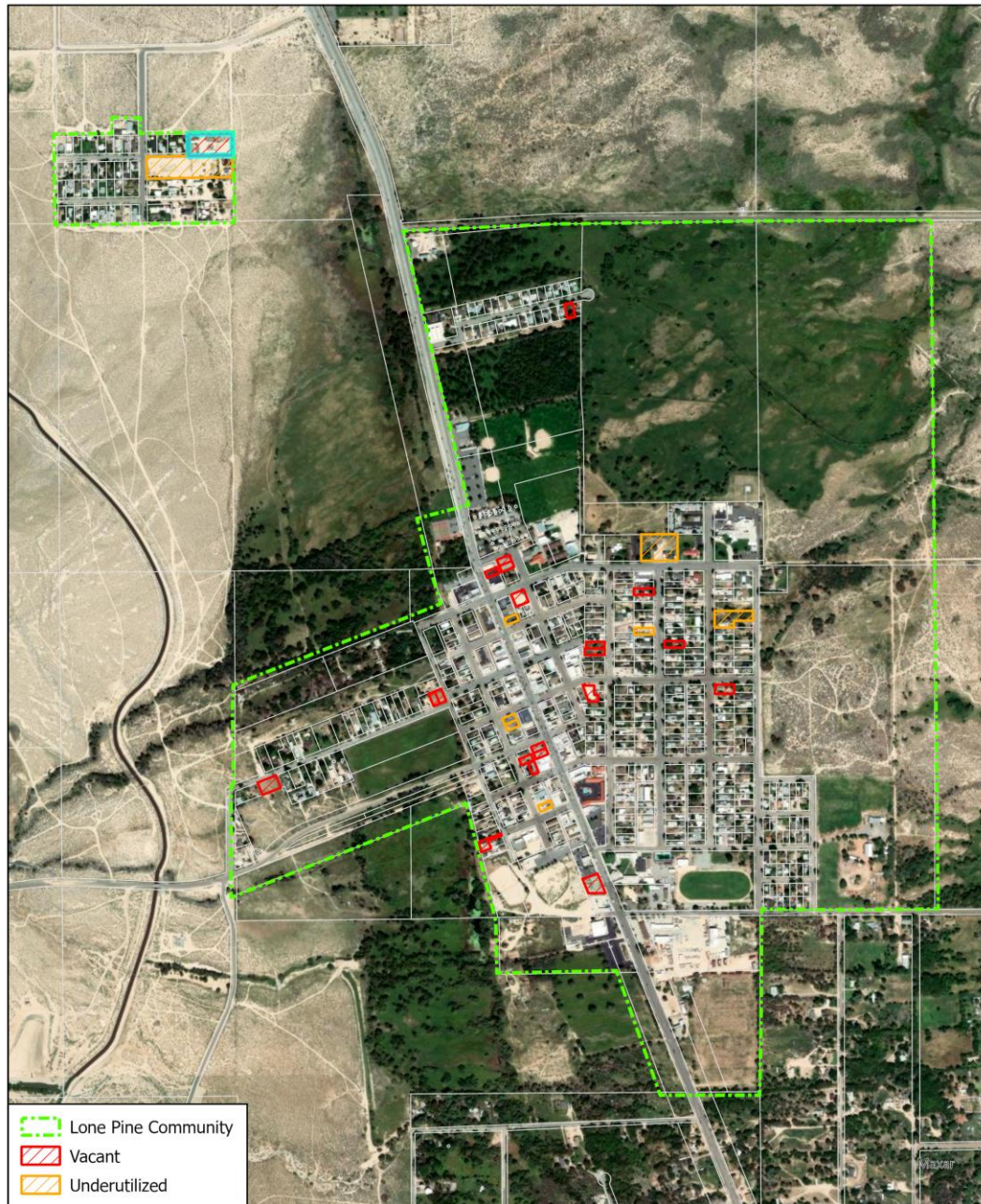
- Existing Use: Vacant
- Zoning: Central Business District
- Proposed Use: 8-Unit Multi-Family Development



Map Created 1/16/2025







Map Created 1/16/2025



# Lone Pine

## Vacant Parcels

- 21 vacant parcels identified
- Parcel sizes range from 0.11 to 1.25 acres
- Zoning:
  - R-1: 9 parcels
  - R-2: 3 parcels
  - CB: 9 parcels

## Underutilized Parcels

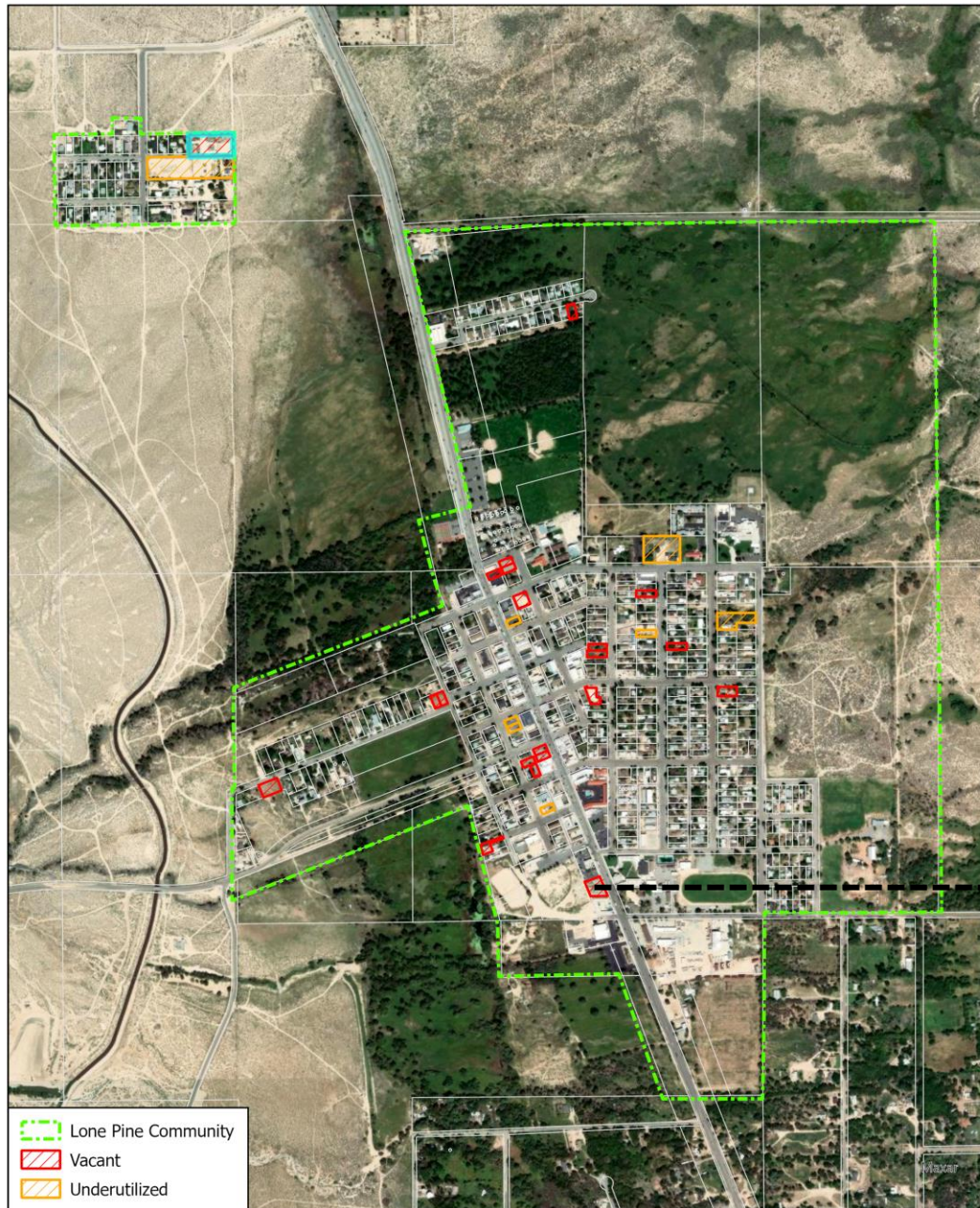
- 8 underutilized parcels identified
- Parcel sizes range from 0.11 to 2.50 acres
- Existing uses:
  - Parking lots: 4 parcels
  - Large-lot single family residences: 2 parcels
  - County facility: 1 parcel
  - Church (partially vacant): 1 parcel



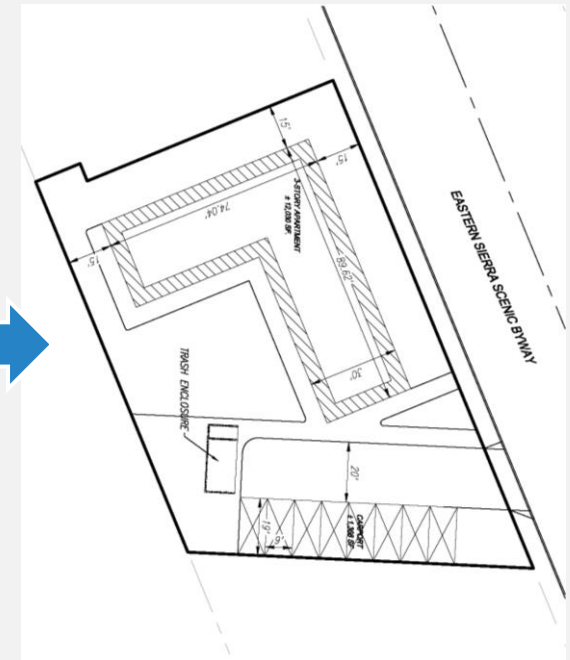
# Lone Pine

## Example Scenario

- Existing Use: Vacant Site
- Zoning: Central Business District
- Proposed Use: 10-Unit Low-Rise Multi-Family Development



Map Created 1/16/2025







# COMMUNITY INPUT

Shaping the Future of Infill

# **Small Group Discussion**

- 1. Indicate what types of infill housing are most appropriate for your community.**
- 2. What are the biggest concerns for infill housing?**
- 3. What opportunities and challenges do you see for infill housing in your community?**

# **Large Group Sharing and Discussion**

- 1. Indicate what types of infill housing are most appropriate for your community.**
- 2. What are the biggest barriers for infill housing?**
- 3. What opportunities and challenges do you see for infill housing in your community?**
- 4. What are potential changes you would like to see to allow for more infill housing?**





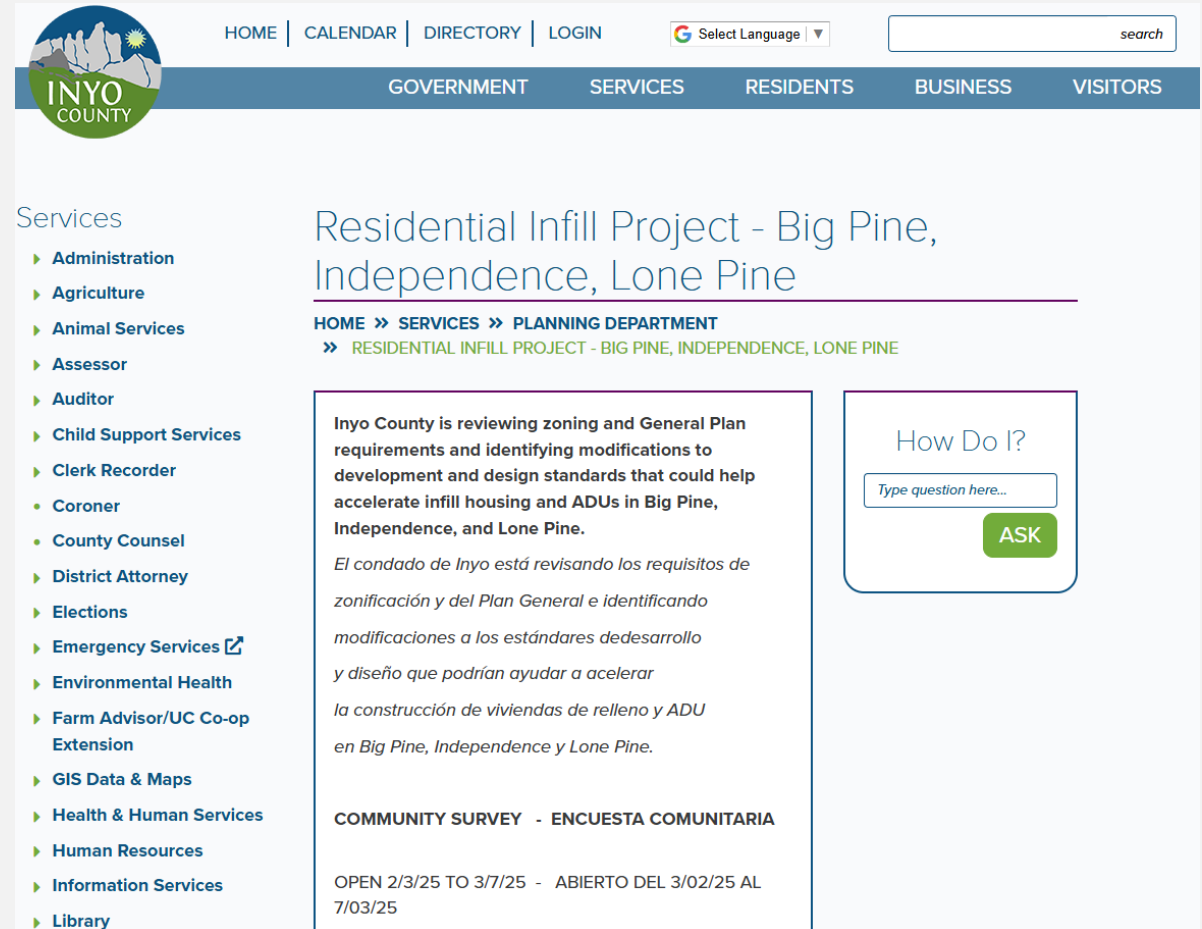
## NEXT STEPS



# Project Updates

- Project information and updates will be shared through:
  - Project Website
  - Postcard Mailers
  - Email Distribution Lists
- Visit the project webpage:  
<https://www.inyocounty.us/services/planning-department/residential-infill-project-big-pine-independence-lone-pine>

## Project Webpage



The screenshot shows the Inyo County website with a blue header. The Inyo County logo is on the left. Navigation links include HOME, CALENDAR, DIRECTORY, LOGIN, a language selector, and a search bar. A secondary menu has links for GOVERNMENT, SERVICES, RESIDENTS, BUSINESS, and VISITORS. A left sidebar lists various services with expandable arrows. The main content area features the title 'Residential Infill Project - Big Pine, Independence, Lone Pine' with a breadcrumb trail: HOME >> SERVICES >> PLANNING DEPARTMENT >> RESIDENTIAL INFILL PROJECT - BIG PINE, INDEPENDENCE, LONE PINE. The text describes the county's review of zoning and General Plan requirements to accelerate infill housing and ADUs. It includes a Spanish translation of the same text. Below this is a 'COMMUNITY SURVEY - ENCUESTA COMUNITARIA' section stating it is open from 2/3/25 to 3/7/25. On the right, there is a 'How Do I?' section with a text input field and an 'ASK' button.

Services

- Administration
- Agriculture
- Animal Services
- Assessor
- Auditor
- Child Support Services
- Clerk Recorder
- Coroner
- County Counsel
- District Attorney
- Elections
- Emergency Services
- Environmental Health
- Farm Advisor/UC Co-op Extension
- GIS Data & Maps
- Health & Human Services
- Human Resources
- Information Services
- Library

### Residential Infill Project - Big Pine, Independence, Lone Pine

HOME >> SERVICES >> PLANNING DEPARTMENT  
>> RESIDENTIAL INFILL PROJECT - BIG PINE, INDEPENDENCE, LONE PINE

Inyo County is reviewing zoning and General Plan requirements and identifying modifications to development and design standards that could help accelerate infill housing and ADUs in Big Pine, Independence, and Lone Pine.

El condado de Inyo está revisando los requisitos de zonificación y del Plan General e identificando modificaciones a los estándares de desarrollo y diseño que podrían ayudar a acelerar la construcción de viviendas de relleno y ADU en Big Pine, Independence y Lone Pine.

COMMUNITY SURVEY - ENCUESTA COMUNITARIA

OPEN 2/3/25 TO 3/7/25 - ABIERTO DEL 3/02/25 AL 7/03/25

How Do I?

Type question here...

ASK

# Project Updates

INYO COUNTY PROJECT HIGHLIGHT:

## RESIDENTIAL INFILL OPPORTUNITIES

*In Big Pine, Independence, and Lone Pine*



### PROJECT OVERVIEW

Inyo County is conducting a review of zoning and General Plan requirements and identifying modifications to development and design standards that could help accelerate infill housing and accessory dwelling units in the communities of Big Pine, Independence, and Lone Pine.

### PROJECT COMPONENTS

- Development & Design Standards Review
  - Examine current rules for building homes, including Accessory Dwelling Units (ADUs) and second units, to identify improvements.
- Vacant and Underutilized Lands Inventory
  - Create a list of empty or underutilized properties in Big Pine, Independence, and Lone Pine that could be developed or redeveloped for housing.
- Infill Residential Capacity Study
  - Evaluate how current rules affect the ability to build on available land and suggest changes to zoning and planning requirements to make it easier to create new housing options.

### Questions?

Danielle Visuaño, Senior Planner  
dvisuano@inyocounty.us | (760) 878-0268

### WAYS TO GET INVOLVED

#### Community Workshops

Workshop #1: Project Introduction

- Big Pine: Feb. 25, 2025 at Big Pine Town Hall from 6-8 pm
- Independence: Feb. 26, 2025 at American Legion Hall from 6-8 pm
- Lone Pine: Feb. 27, 2025 at Statham Town Hall from 6-8 pm

Workshop #2: Preliminary Findings and Recommendations

- Big Pine: May 20, 2025 at Big Pine Town Hall from 6-8 pm
- Independence: May 21, 2025 at American Legion Hall from 6-8 pm
- Lone Pine: May 22, 2025 at Statham Town Hall from 6-8 pm

#### Community Surveys

- Survey #1: Open 2/3/25-3/7/25  
[www.surveymonkey.com/r/9QYQJ2W](http://www.surveymonkey.com/r/9QYQJ2W)
- Survey #2: Open 5/1/25 - 6/6/25  
*Check project website for link*

### MORE INFORMATION

Scan the QR to visit the Planning Department Website, or search [www.inyocounty.us/services/planning-department](http://www.inyocounty.us/services/planning-department)



## SHARE YOUR INPUT ON RESIDENTIAL INFILL IN INYO COUNTY!

*¡COMPARTA SUS OPINIONES SOBRE EL RELLENO RESIDENCIAL EN EL CONDADO DE INYO!*

**Inyo County is reviewing zoning and General Plan requirements and identifying modifications to development and design standards that could help accelerate infill housing and ADUs in Big Pine, Independence, and Lone Pine.**

*El condado de Inyo está revisando los requisitos de zonificación y del Plan General e identificando modificaciones a los estándares de desarrollo y diseño que podrían ayudar a acelerar la construcción de viviendas de relleno y ADU en Big Pine, Independence y Lone Pine.*

### Join Our Upcoming Community Workshops!

Participants will have the opportunity to discuss and contribute to the identification of changes to development and design standards to support infill residential development.

*Los participantes tendrán la oportunidad de discutir y contribuir a la identificación de cambios en los estándares de desarrollo y diseño para apoyar el desarrollo residencial de relleno.*

#### BIG PINE

- **Date:** 2/25/25
- **Time:** 6 pm to 8 pm
- **Location:** Big Pine Town Hall, 150 Dewey Street, Big Pine, CA 93513

#### INDEPENDENCE

- **Date:** 2/26/25
- **Time:** 6 pm to 8 pm
- **Location:** American Legion Hall, 201 S Edwards Street, Independence, CA 93526

#### LONE PINE

- **Date:** 2/27/25
- **Time:** 6 pm to 8 pm
- **Location:** Statham Town Hall, 138 N Jackson Street, Lone Pine, CA 93545

### QUESTIONS? ¿PREGUNTAS?

Danielle Visuaño, Senior Planner, Inyo County  
dvisuano@inyocounty.us | (760) 878-0268

For More Information / Para más información:  
[www.inyocounty.us/services/planning-department](http://www.inyocounty.us/services/planning-department)



# Ways to Get Involved

Outreach and engagement efforts will occur throughout the project.



## Leave Comments

Fill Out a Comment  
Card Today!



## Take the Survey

There will be two  
surveys – the first  
survey is out now!  
The second survey  
will be available in  
the Spring  
(April/May)



## Attend a Workshop

A second round of  
workshops will be  
held in the Spring  
(May)



## Ask Questions

Submit comments  
or questions to the  
County anytime.



## Attend Hearings

Provide public  
comment at the  
adoption hearings,  
anticipated for Fall  
2025



# Ways to Get Involved

Survey #1 open 2/3/25 to 3/7/25. Hard copies available by request!

English Version



<https://www.surveymonkey.com/r/9QYQJ2W>

Spanish Version



<https://www.surveymonkey.com/r/9JKYWLNK>



## Q&A





# **THANK YOU!**

**Contact:**

County of Inyo

Planning Department

(760) 878-0263