



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

Planning Commission Workshop #1:

Wednesday, February 26, 2025

10:00 AM

Board of Supervisors Room

224 N Edwards Street

Independence, CA 93526

Workshop Agenda

1. Project Overview

2. Understanding Infill Housing

3. Zoning and Regulations for Infill Housing

4. Identifying Opportunities for Infill Housing

5. Next Steps



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

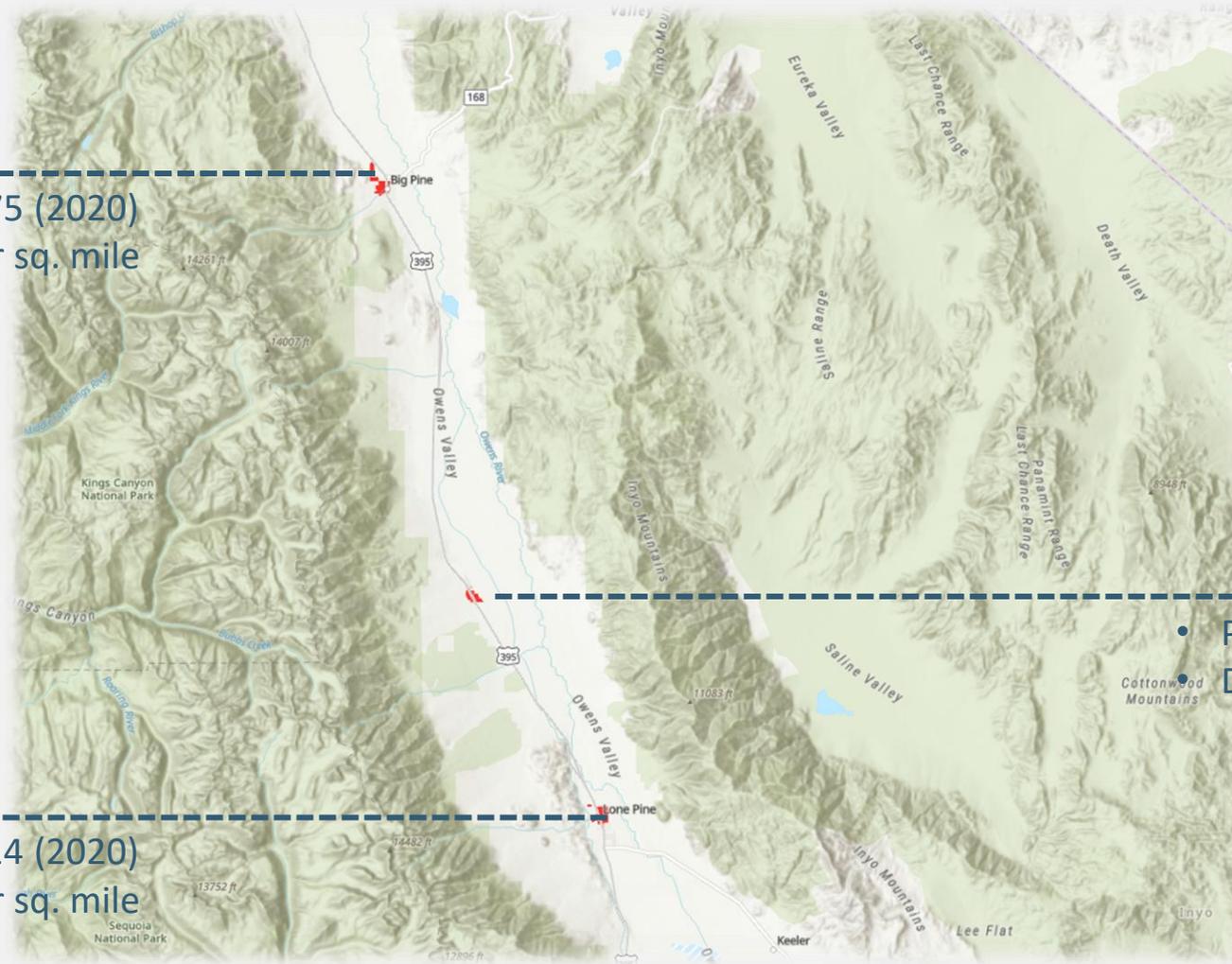
- Population: 1,875 (2020)
- Density: 636 per sq. mile

Lone Pine

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

Independence

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

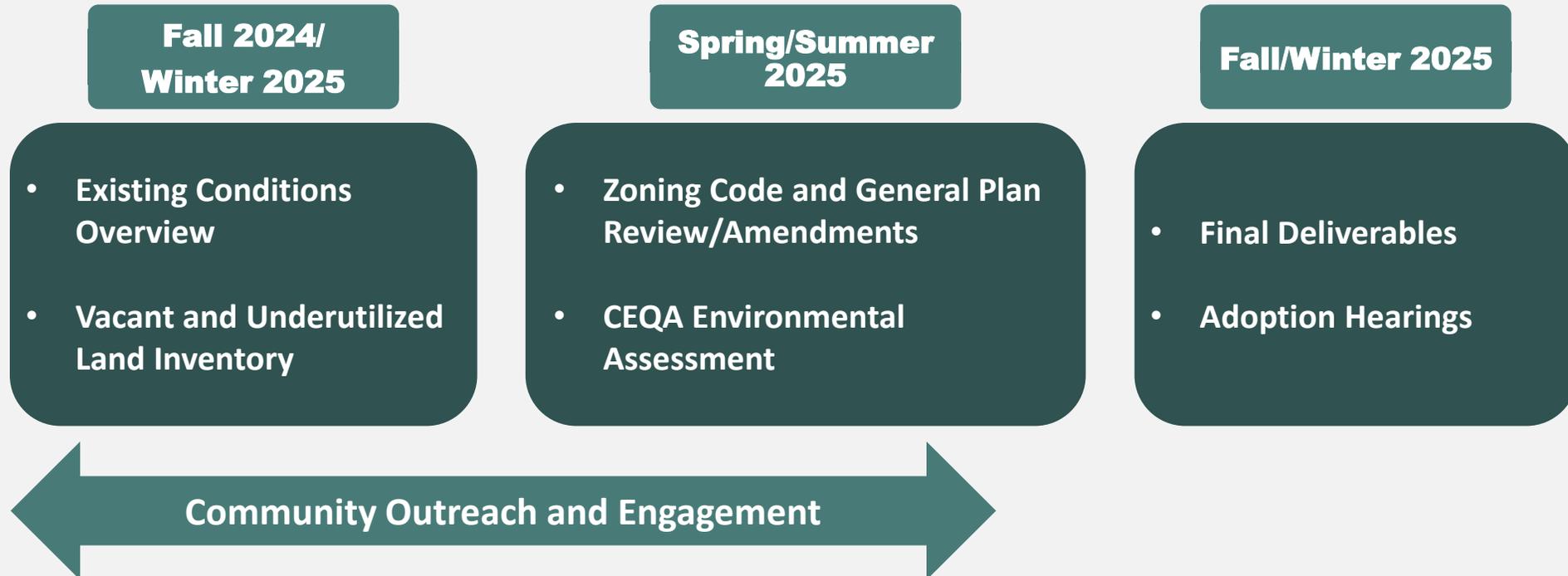


Project Components

- **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
- Duplexes/Townhomes: two or more units sharing common walls
- Condominiums: individually owned units within a larger building
- Small Apartment Buildings: low-rise buildings with multiple units
- 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.

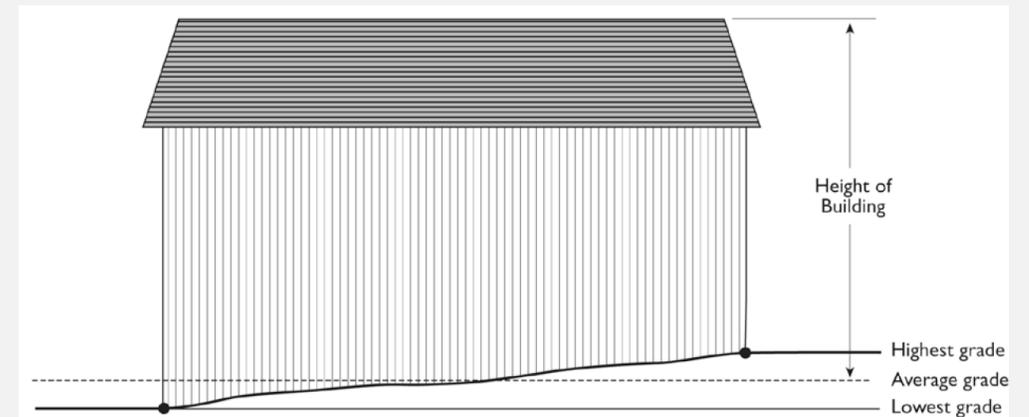
- Residential Density
- Height Limits
- Setbacks
- Parking Requirements

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

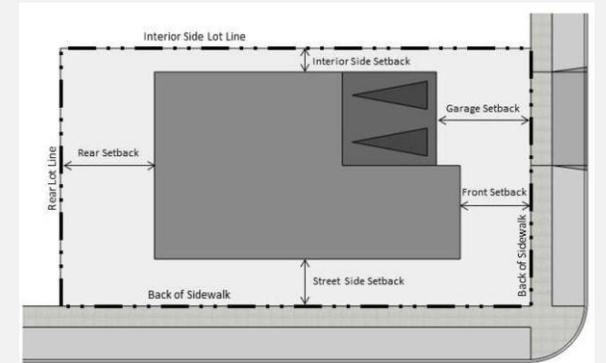
- Height limits regulate the maximum height of buildings.
- Examples of height limits in Inyo County:
 - Low density (R-1) zone: 2.5 stories or 35 ft. max.
 - Medium density (R-2) zone: 3 stories or 40 ft. max.
 - High density (R-3) zones: 3 stories or 40 ft. max.



How building height is measured

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.

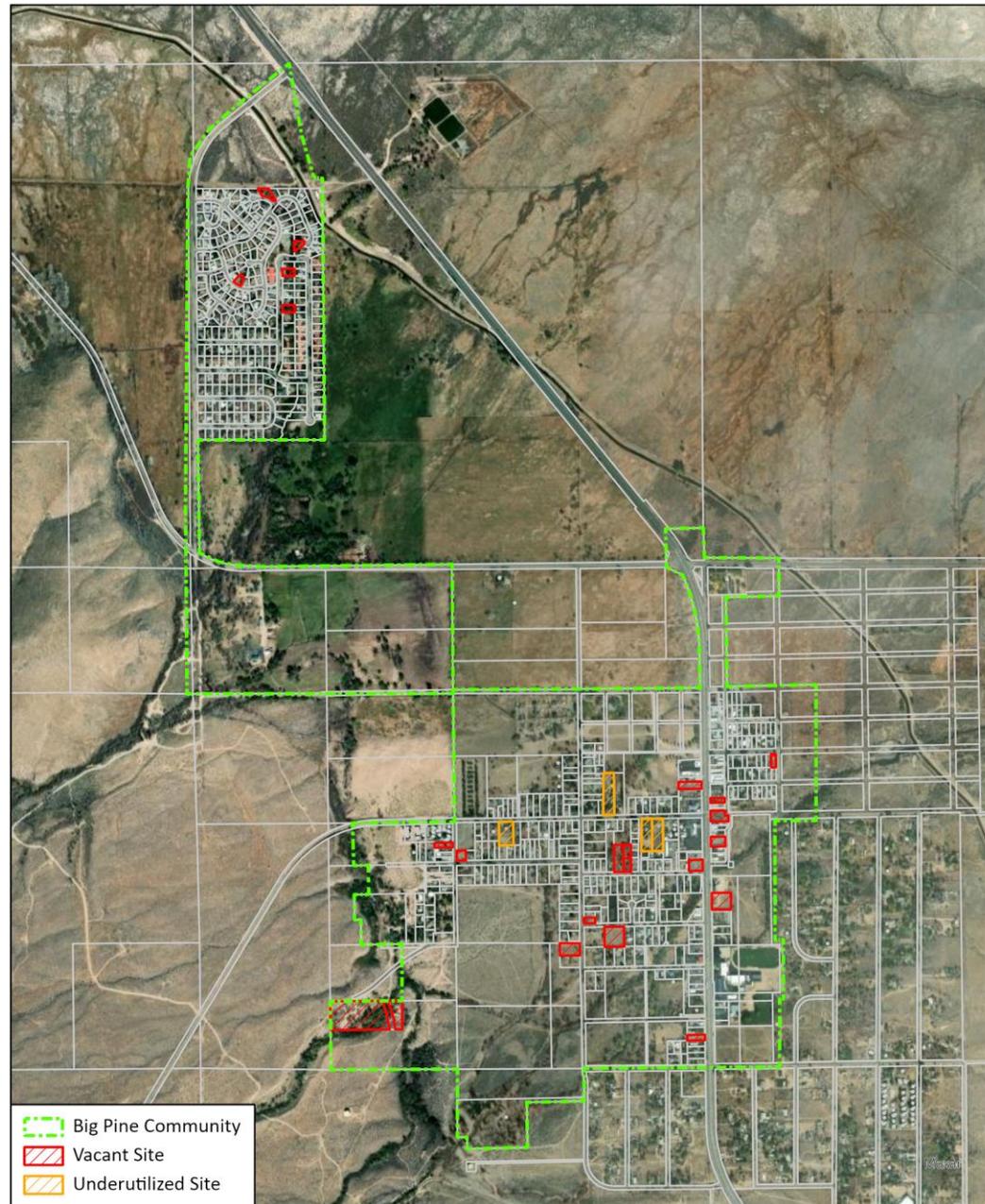
Big Pine

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



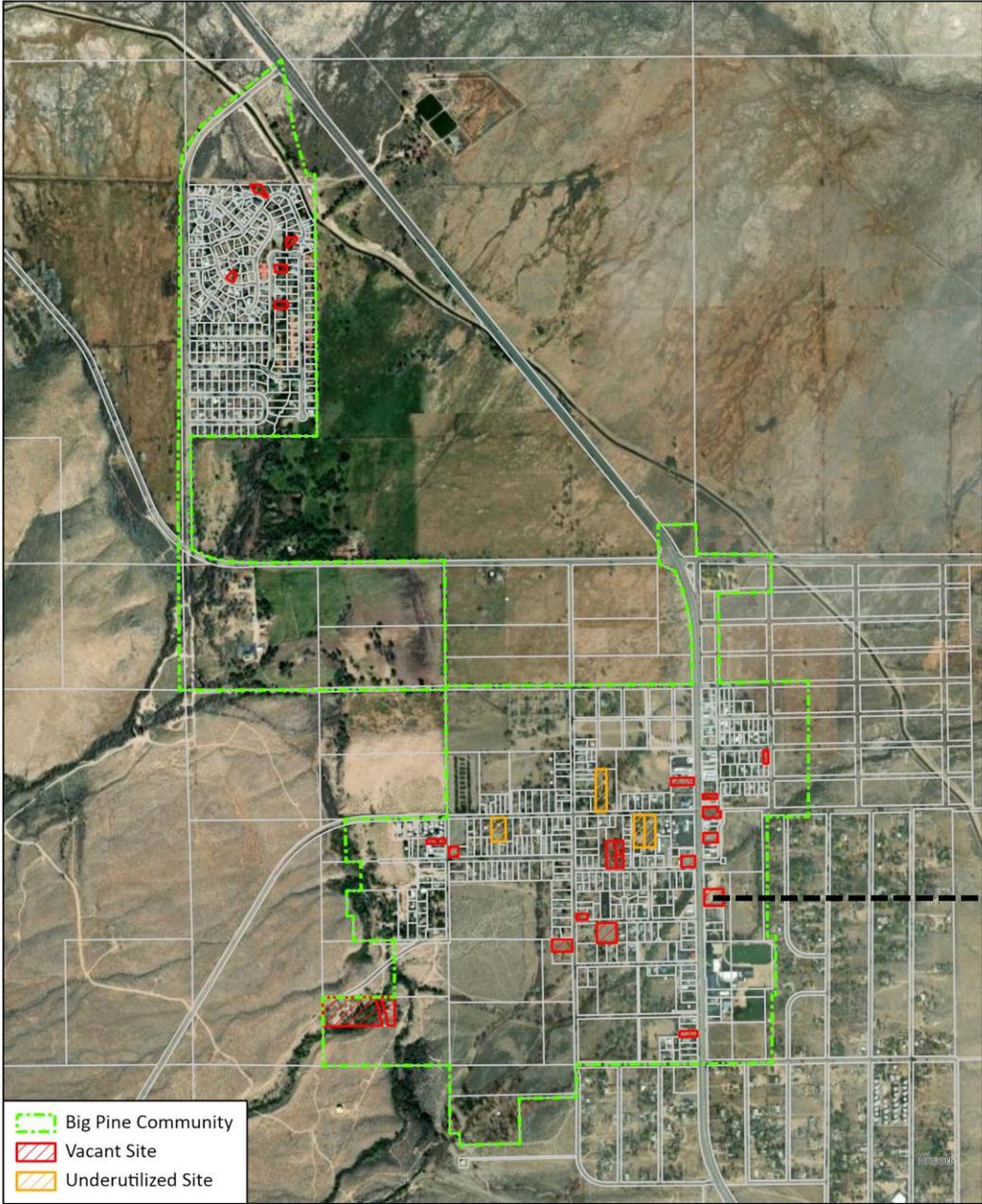
Map Created 2/24/2025



Big Pine

Example Scenario

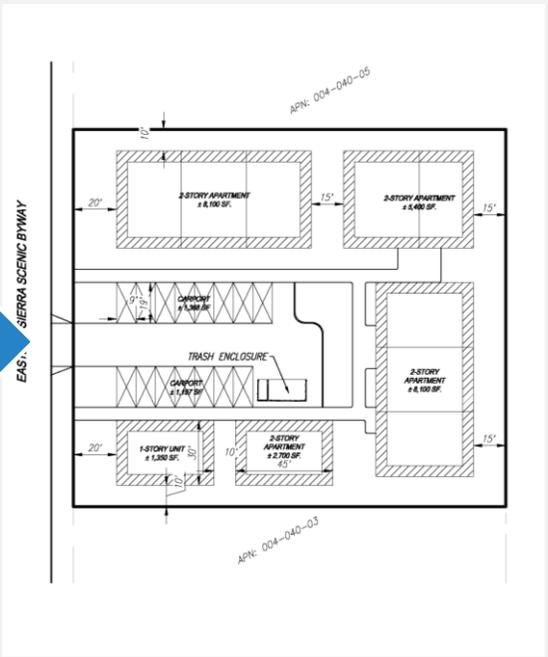
- Existing Use: Vacant Site
- Zoning: Central Business District
- Potential Use: 19-Unit Low Rise Multi-Family Development



Big Pine Community
Vacant Site
Underutilized Site



Map Created 2/24/2025



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

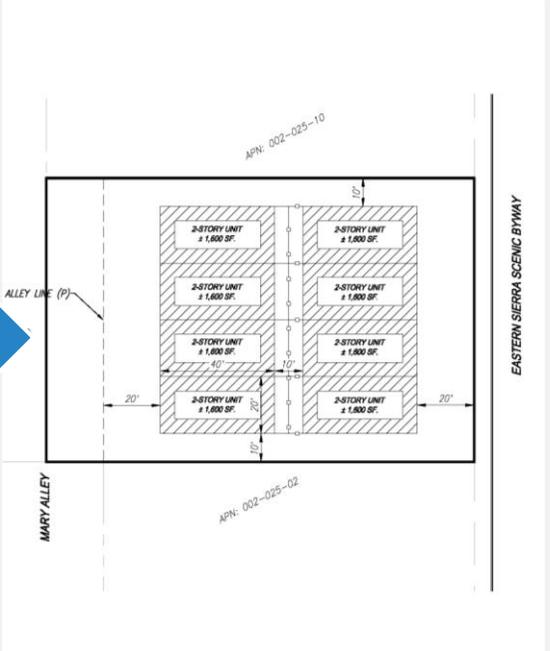
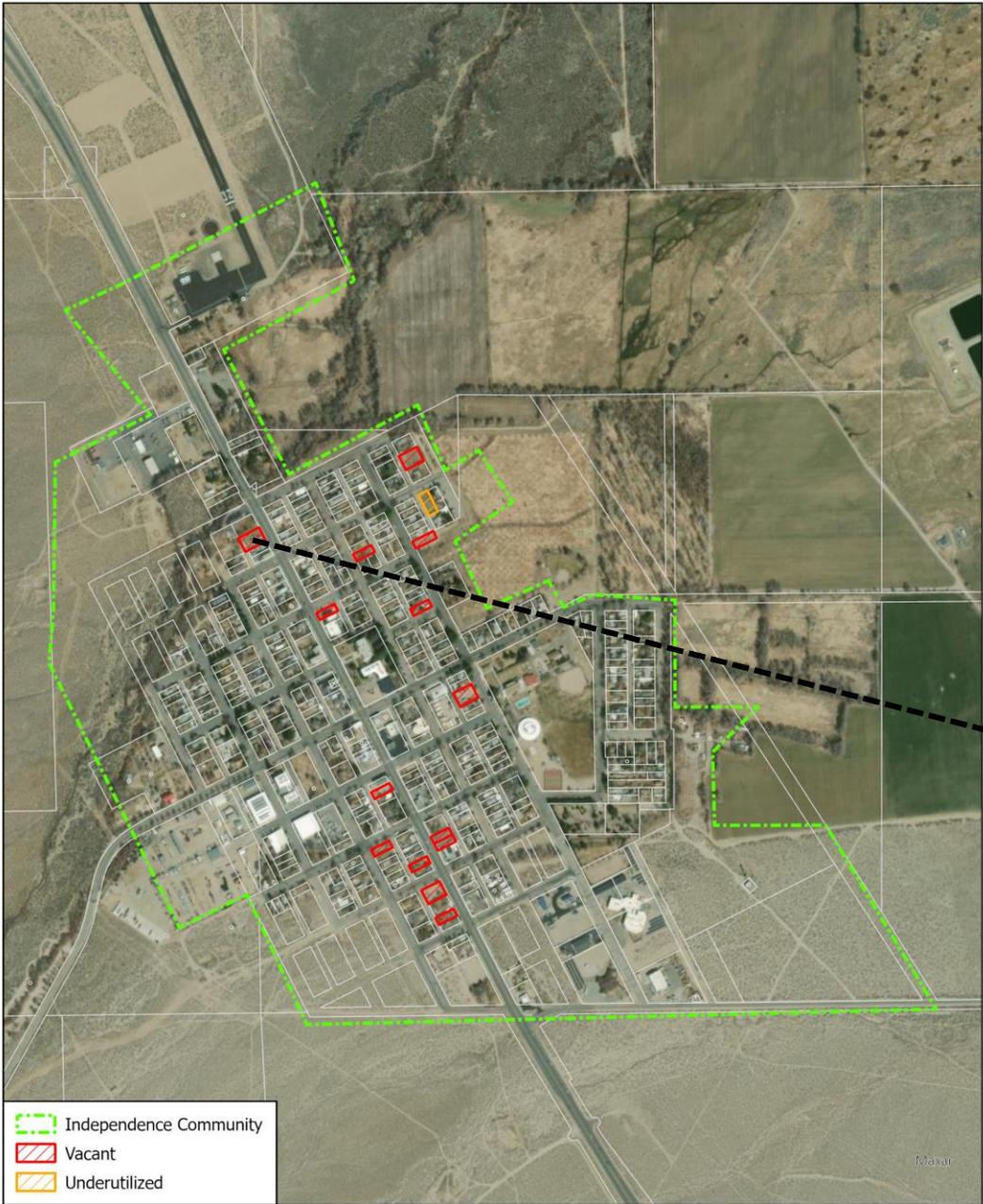
- 1 underutilized parcel identified
- Parcel size is 0.22 acres
- Zoning: R2-6,500
- Existing use is a trailer connect



Independence

Example Scenario

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



Map Created 1/16/2025



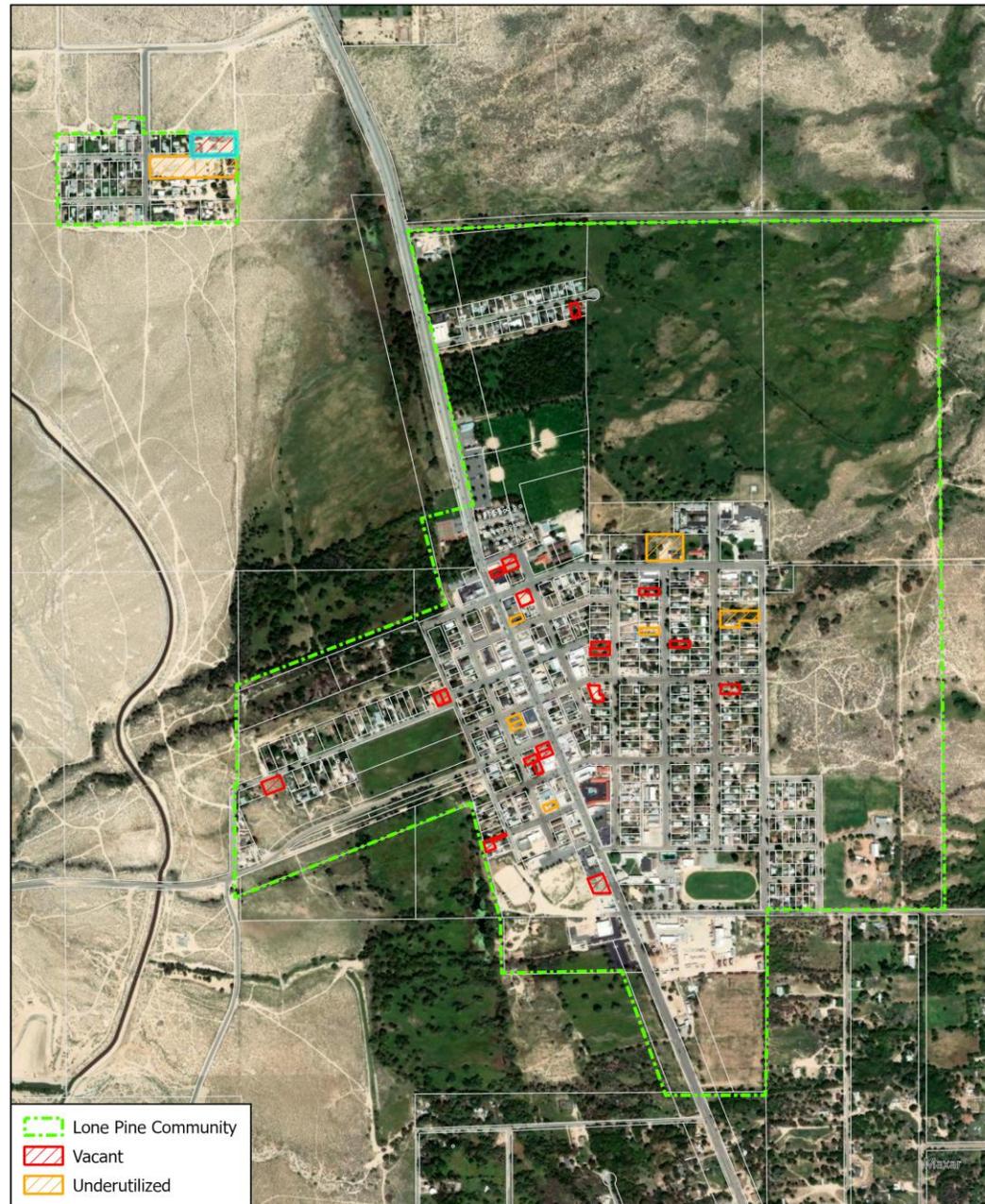
Lone Pine

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

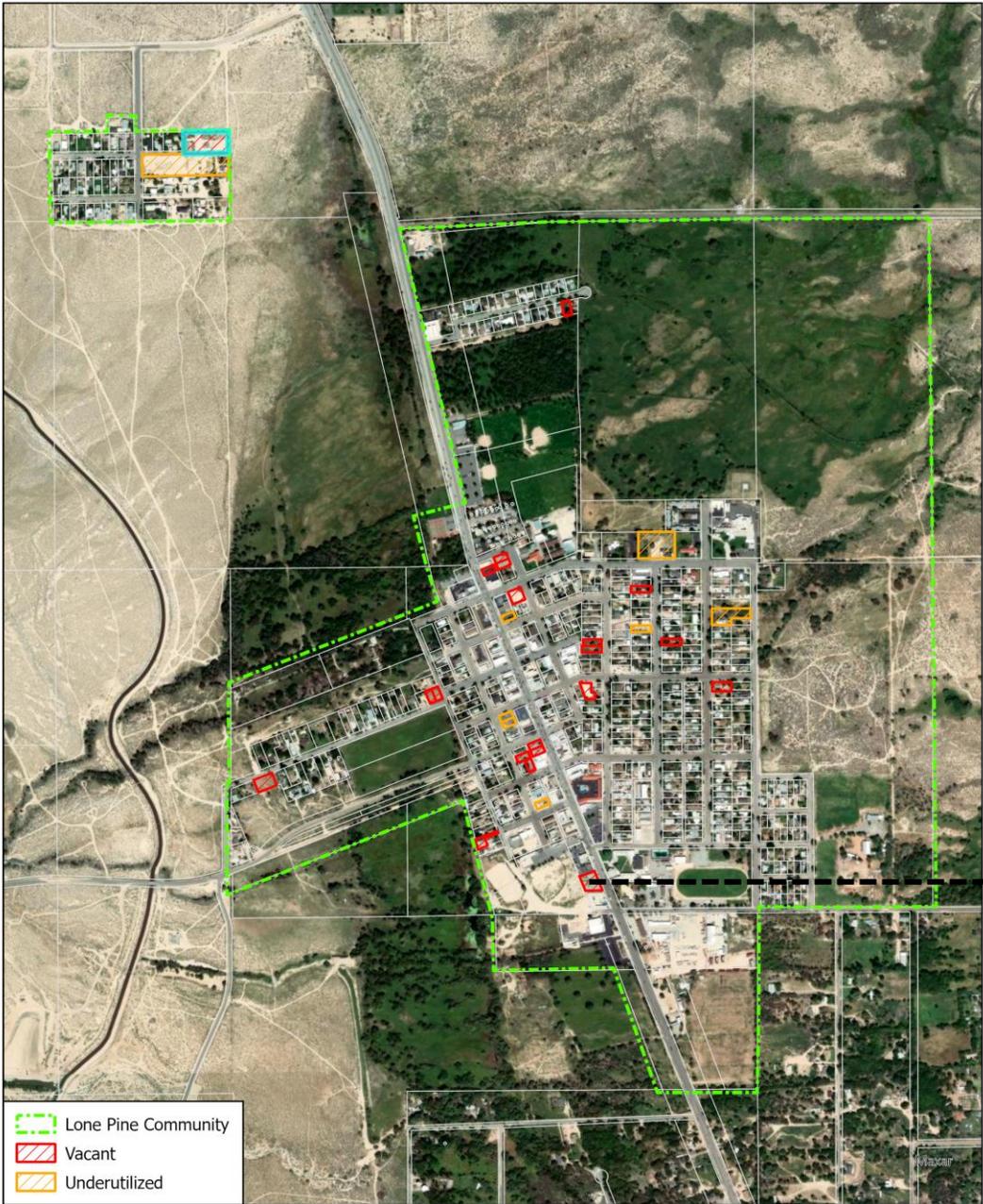
- 8 underutilized parcels identified
- Parcel sizes range from 0.11 to 2.50 acres
- Existing uses:
 - Parking lots: 4 parcels
 - Large-lot single family residences: 2 parcels
 - County facility: 1 parcel
 - Church (partially vacant): 1 parcel



Lone Pine

Example Scenario

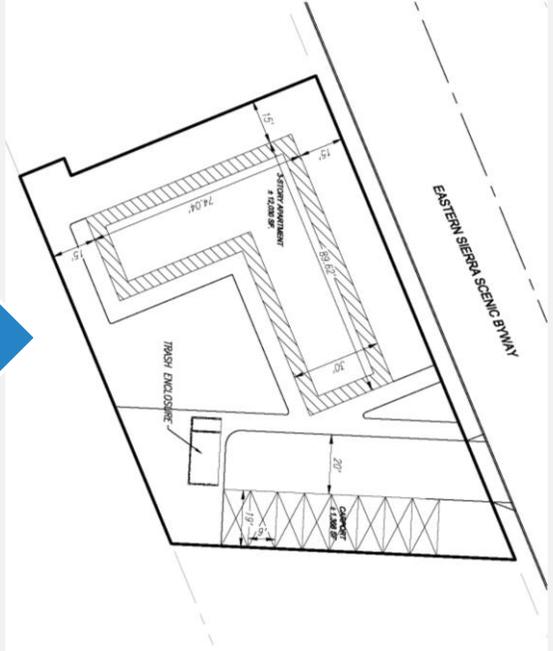
- Existing Use: Vacant Site
- Zoning: Central Business District
- Proposed Use: 10-Unit Low-Rise Multi-Family Development



Legend:
Lone Pine Community
Vacant
Underutilized

Map Created 1/16/2025

Scale: 0, 0.07, 0.15, 0.3, 0.45, 0.6 Miles



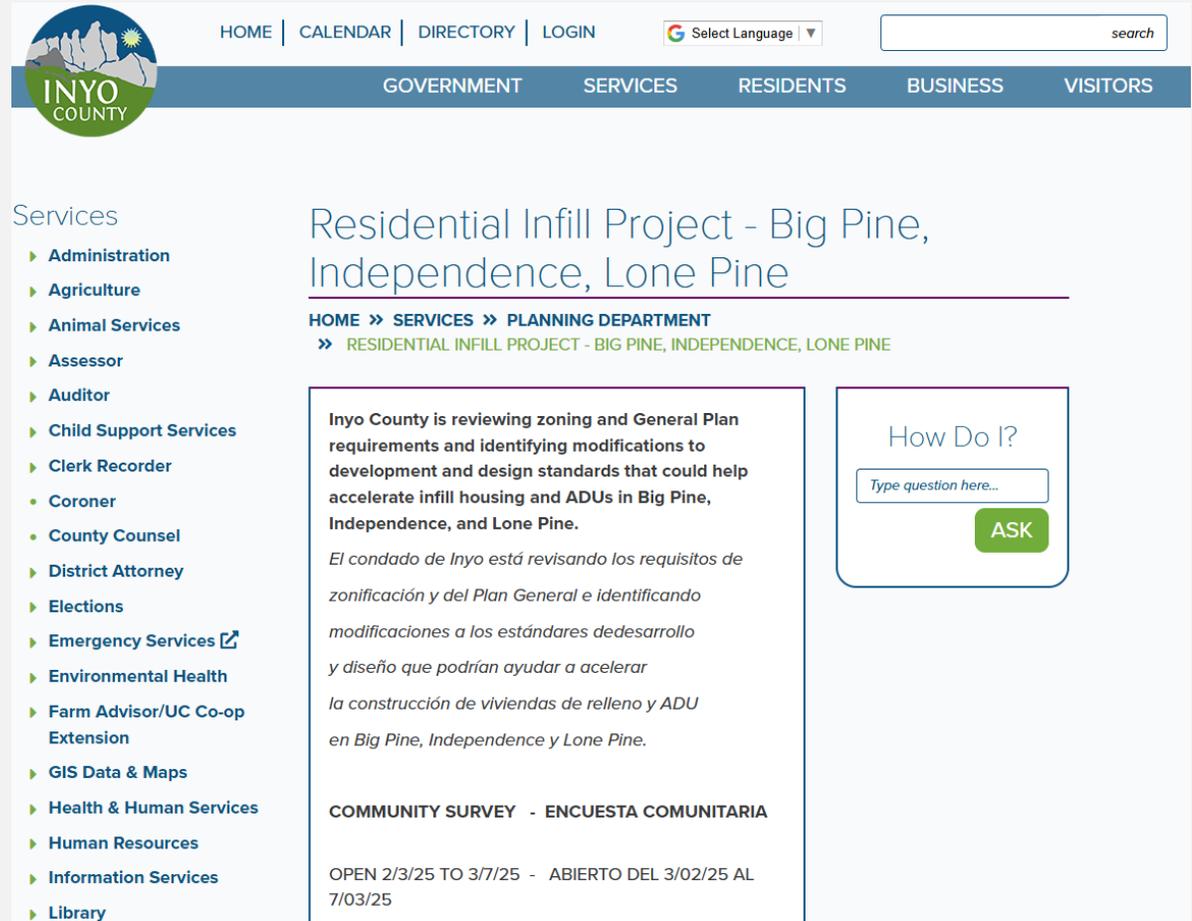


NEXT STEPS

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's project webpage. At the top, there is a navigation bar with links for HOME, CALENDAR, DIRECTORY, LOGIN, a language selection dropdown, and a search box. Below this is a dark blue header with categories: GOVERNMENT, SERVICES, RESIDENTS, BUSINESS, and VISITORS. The left sidebar lists various services such as 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, and Library. The main content area features the title "Residential Infill Project - Big Pine, Independence, Lone Pine" and a breadcrumb trail: HOME >> SERVICES >> PLANNING DEPARTMENT >> RESIDENTIAL INFILL PROJECT - BIG PINE, INDEPENDENCE, LONE PINE. The main text states: "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." Below this is a Spanish translation: "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." There is also a "COMMUNITY SURVEY - ENCUESTA COMUNITARIA" section with dates: "OPEN 2/3/25 TO 3/7/25 - ABIERTO DEL 3/02/25 AL 7/03/25". On the right, there is a "How Do I?" section with a search input field and an "ASK" button.

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
- **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



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



Ways to Get Involved

Outreach and engagement efforts will occur throughout the project.



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>



THANK YOU!

Contact:

County of Inyo

Planning Department

(760) 878-0263