

**Inyo County  
Residential Infill Project  
Community Workshop and Survey #1  
Feedback Summary  
March 14, 2025**

## **Introduction**

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This document summarizes the feedback received from the community workshop #1 and community survey #1. Feedback will be considered and incorporated into the Inyo County Residential Infill Project.

## **Community Workshop #1**

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Community Workshop #1 was held in Big Pine (2/24/25), Independence (2/26/25), and Lone Pine (2/27/25). Approximately 70 residents attended. Key themes are summarized below.

### **1. Housing Needs and Goals:**

- There's support for more housing to address current shortages and attract a more diverse population, including families and students.
- There's support for revitalizing main streets and utilizing existing buildings and vacant lots for housing.
- There's support for focusing on all types of housing, not just low-income housing.

### **2. Infrastructure and Resource Concerns:**

- There are concerns exist regarding the impact of increased housing on existing infrastructure, including water, sewer, fire protection, and emergency services.
- The need for a fiscal impact analysis and thorough CEQA review is emphasized.
- Water rights and water availability are of high concern.

### **3. Development Strategies:**

- Ideas include converting existing buildings, developing accessory dwelling units (ADUs), and utilizing vacant land.
- There's discussion about potential zoning changes, reduced setbacks, and the use of manufactured housing.
- Consider plans to encourage accessory dwelling units.

### **4. Community Concerns and Considerations:**

- Residents express concerns about potential negative impacts, such as increased crime and changes to the community's character.

- There's a desire for a "Main Street facelift" and economic development to support the increased population.
- There is a focus on how to sell these ideas to reluctant citizens.
- There is concern about vacant vacation homes.

#### **5. Regulatory and Planning Issues:**

- Discussions cover CEQA requirements, building codes, parking regulations, and new housing laws.
- The role of various agencies, including the county, DWP, and tribal entities, is considered.
- The use of grant funding is questioned.

#### **6. Future Steps:**

- Further site evaluations and planning are anticipated.
- The community wishes to know what decisions have been made.
- The community wants to know what comes next.

## Community Survey #1

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Community Survey #1 was open from February 3, 2025, to March 7, 2025. Key themes are summarized below. A summary of responses is attached.

### 1. Housing Preferences and Concerns:

- **ADUs are generally favored:** Many respondents support ADUs, particularly on residential lots, but some express concern about them becoming short-term rentals (STRs).
- **Single-family homes are preferred:** There's a strong preference for single-family homes to maintain the character of the small towns.
- **Concerns about increased density:** Respondents express concerns about:
  - Parking issues
  - Strain on water and sewer infrastructure
  - Loss of small-town character
  - Increased noise and traffic
  - Potential decrease in property values
  - Impact on emergency services
  - Short term rentals impact on housing availability.
  - Overcrowding.
- **Support for affordable housing:** There's recognition of the need for affordable housing options.

### 2. Regulatory and Development Issues:

- **Parking is a major concern:** Respondents emphasize the need for off-street parking and worry about reduced parking requirements.
- **Setback regulations:** There's a mixed response to reducing setbacks, with some supporting it on a case-by-case basis and others opposing it to maintain privacy and fire safety.
- **Building heights:** Most respondents prefer to maintain current building heights, with some open to limited increases in designated areas.
- **ADU development:** Respondents suggest streamlining permitting and providing financial incentives to encourage ADU construction.
- **Short-term rentals (STRs):** There are strong concerns about STRs impacting housing availability and neighborhood character.
- **LADWP land:** Many respondents call for the release of LADWP-owned land for development.
- **Enforcement:** There is a desire for stronger enforcement of existing ordinances, particularly regarding parking and nuisances.
- **Vacant/Underutilized buildings:** There is a strong desire to utilize already existing vacant buildings, before increasing density.
- **Community input:** Many people wish for more community input regarding housing decisions.

### **3. Multi-Unit Housing Preferences:**

- ADUs, duplexes, triplexes, and cottage-style housing are considered more appropriate than large apartment complexes.

### **4. Overall Sentiment:**

- While there's a recognition of the need for more housing, respondents are cautious about increasing density and want to preserve the rural character of their communities.
- Many people feel that the current regulations are adequate.
- Many people are unaware of the current regulations.
- There is a strong desire for the county to pressure the LADWP to release land.

# **Community Survey #1: Residential Infill Opportunities in Big Pine, Independence, and Lone Pine**

Friday, March 14, 2025

**21**

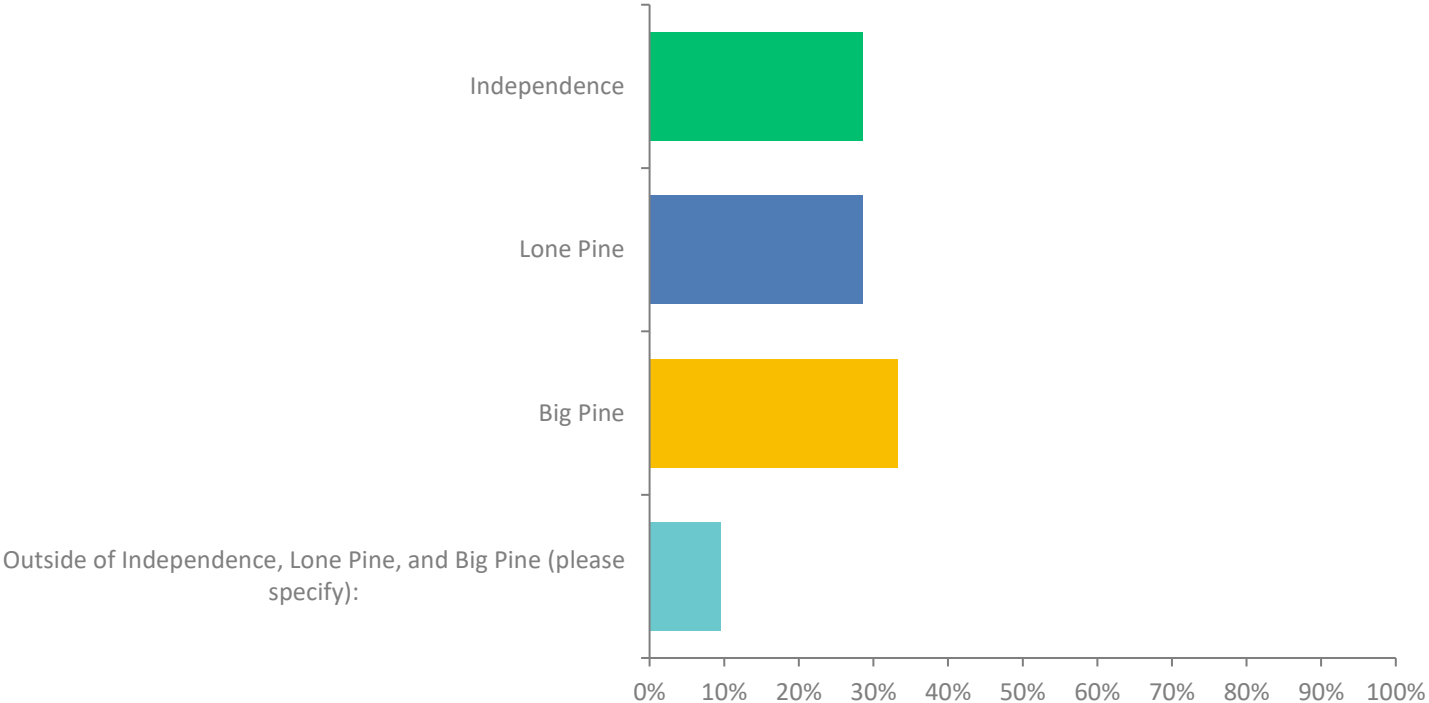
Total Responses

Date Open: 2/3/25 to 3/7/25

Complete Responses: 21

# Q1: Where do you currently reside? (select one)

Answered: 21 Skipped: 0



# Q1: Where do you currently reside? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Independence	28.57%	6
Lone Pine	28.57%	6
Big Pine	33.33%	7
Outside of Independence, Lone Pine, and Big Pine (please specify):	9.52%	2
TOTAL		21



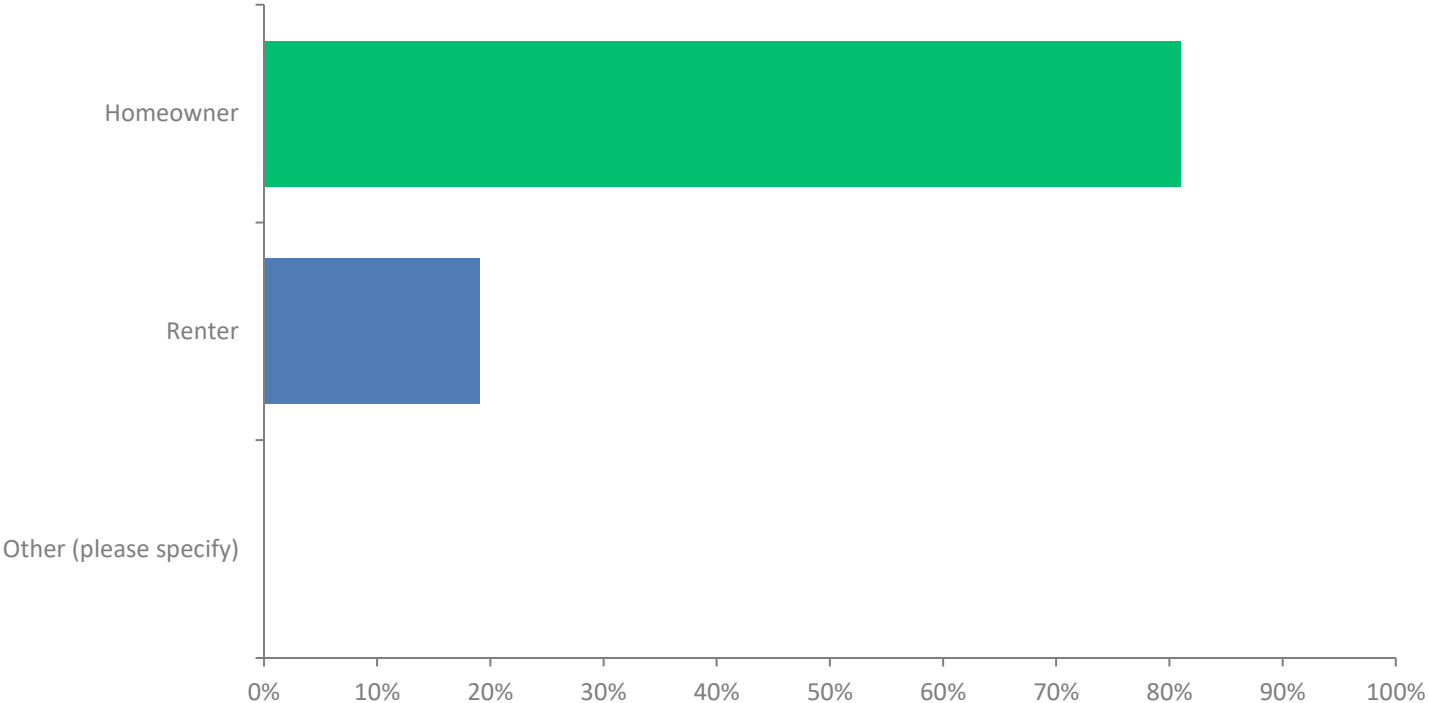
# **Q1: Where do you currently reside? (open ended responses)**

Answered: 21 Skipped: 0

- Alabama Hills
- Olancho

# Q2: What is your current housing status? (select one)

Answered: 21 Skipped: 0



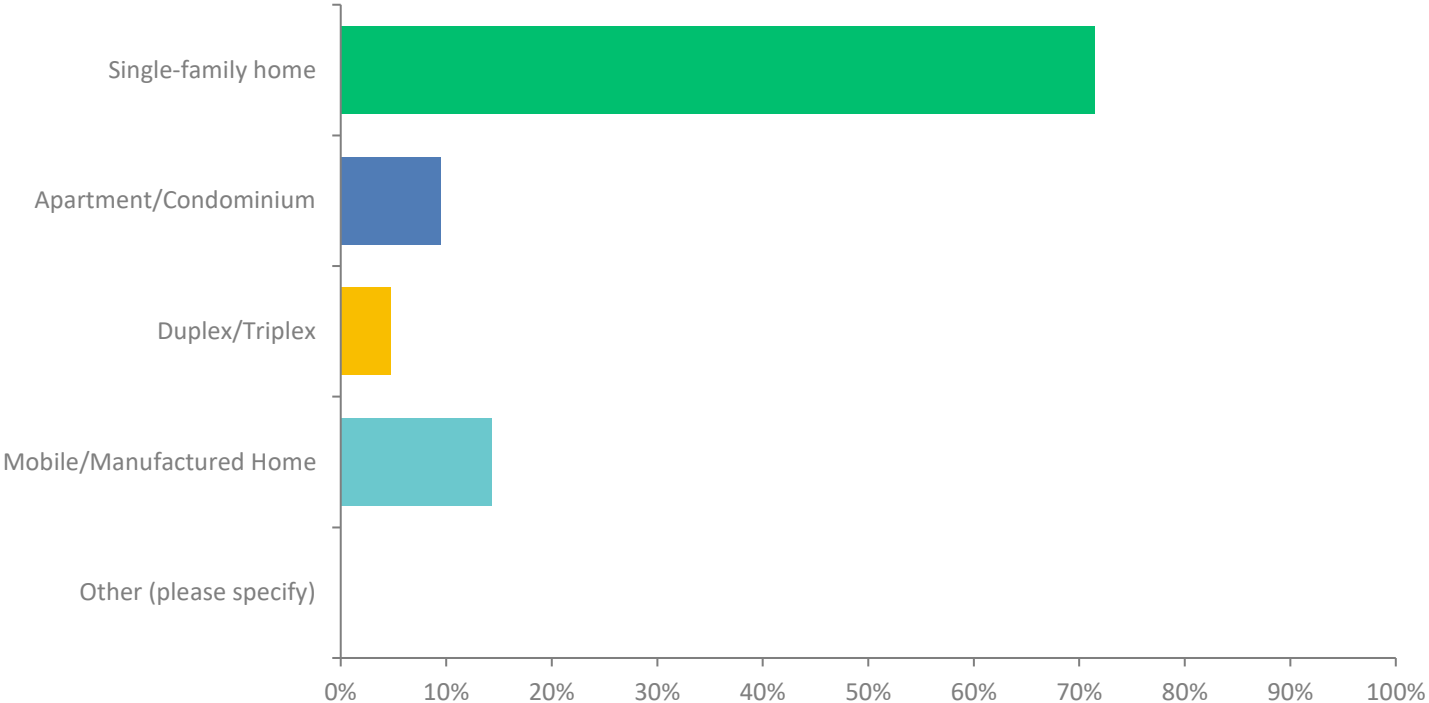
## Q2: What is your current housing status? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Homeowner	80.95%	17
Renter	19.05%	4
Other (please specify)	0.00%	0
TOTAL		21

### Q3: What type of dwelling do you currently reside in? (select one)

Answered: 21 Skipped: 0



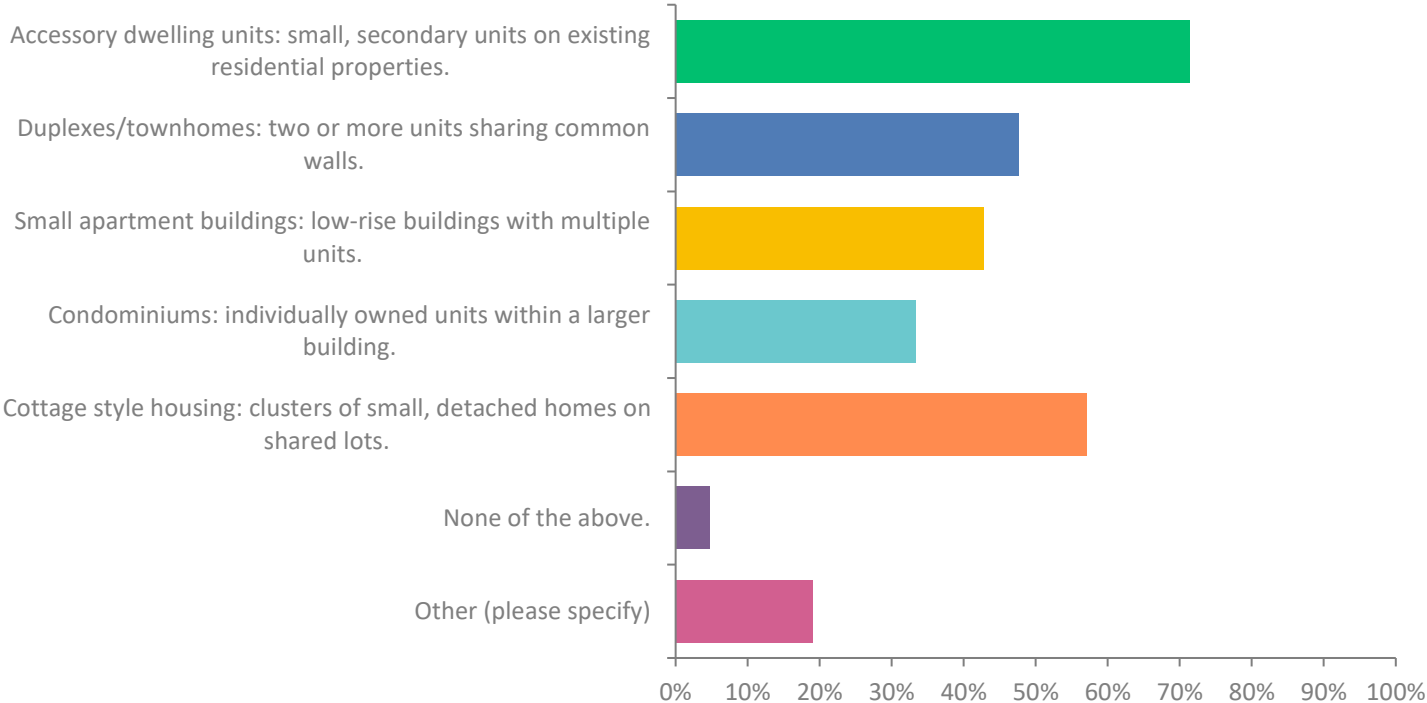
### Q3: What type of dwelling do you currently reside in? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Single-family home	71.43%	15
Apartment/Condominium	9.52%	2
Duplex/Triplex	4.76%	1
Mobile/Manufactured Home	14.29%	3
Other (please specify)	0.00%	0
TOTAL		21

# Q4: Which of the following types of infill housing options would you most support in your community? (select all that apply)

Answered: 21 Skipped: 0



# Q4: Which of the following types of infill housing options would you most support in your community? (select all that apply)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Accessory dwelling units: small, secondary units on existing residential properties.	71.43%	15
Duplexes/townhomes: two or more units sharing common walls.	47.62%	10
Small apartment buildings: low-rise buildings with multiple units.	42.86%	9
Condominiums: individually owned units within a larger building.	33.33%	7
Cottage style housing: clusters of small, detached homes on shared lots.	57.14%	12
None of the above.	4.76%	1
Other (please specify)	19.05%	4
TOTAL		58

#### **Q4: Which of the following types of infill housing options would you most support in your community? (open ended responses)**

Answered: 21 Skipped: 0

- Allow ADUs on commercial lots with existing residential single family units.
- Single Family
- Single family homes
- Building new homes on vacant lots; Redeveloping underutilized lots: this could include converting, removing, or replacing structures for new residential units.



## **Q5: What specific concerns or benefits do you associate with the types of infill housing you selected, or did not select? (open ended responses)**

Answered: 17 Skipped: 4

- I support creating more housing, but am concerned about parking issues related to more housing. Currently in Lone Pine, there is not enough OFF street parking.
- Focus on work frock housing
- Water, sewer capacities and age... Adequate water for fire protection, need for full time paid fighter firefighters
- By modifying the zoning standards or the small towns, we are removing pressure on LADWP to release the town sites that were mandated in the Long Term Water Agreement
- "Benefits: more housing opportunities, especially for individuals who can't afford to buy a homeConcerns: It might sound superficial, but apartment buildings and condominiums (especially those erected rapidly) can look and feel quite cheap. In addition to being a blight on the landscape, they can be overly dark and lack privacy and individuality."
- "Maintain the character of the town (primarily single story,single family dwellings)"

## **Q5: What specific concerns or benefits do you associate with the types of infill housing you selected, or did not select? (open ended responses)**

Answered: 17 Skipped: 4

- I think accessory dwelling units are acceptable on residential properties. I generally don't support increased densities in small towns that have no urban sprawl. One of the attractions of living in Inyo County is that there is less dense urban development than in other areas of California.
- Apartment buildings, with noise and traffic could decrease property value.
- It may not increase home ownership.
- ADU's tend to become short term rentals(STR)whether permitted or not. STR's are disruptive to neighborhoods and attract real investment that removes the potential to recruit professionals for county jobs, schools, and hospitals.
- Apartment complexes would hurt the community because they are eye sores, promotes overcrowding on residential streets. Would like to see more single-family homes for sale so people can buy instead of continuing to rent

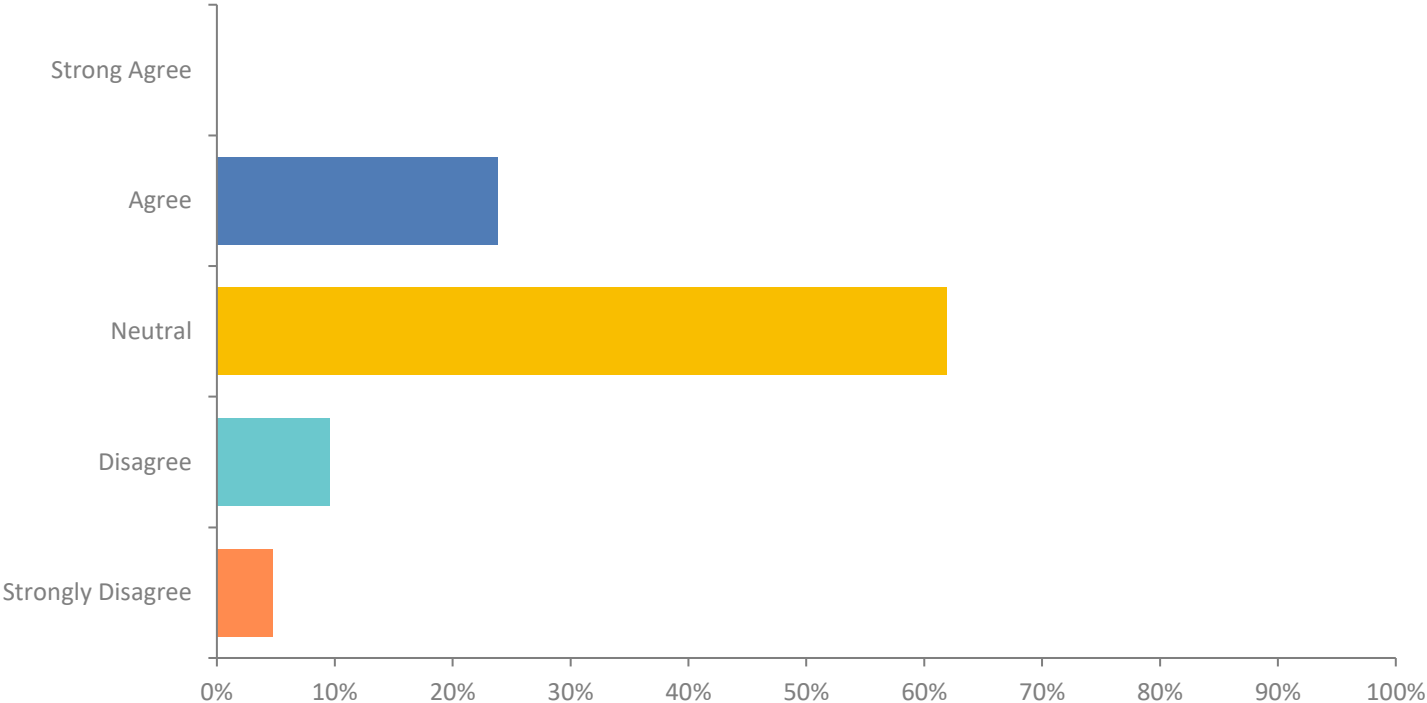
## **Q5: What specific concerns or benefits do you associate with the types of infill housing you selected, or did not select? (open ended responses)**

Answered: 17 Skipped: 4

- N/A
- The loss of the small town lifestyle, becoming overpopulated, increased crime (there is not enough officers to respond to calls as it is), not enough resources within each of the listed communities to support people (grocery stores, transportation, ambulance services).
- additional housing is needed. affordable housing is needed.
- If we have the land, allow us to add dwellings or cottages etc
- Benefits: increased opportunities for local residents to obtain much-needed homeownership; increase in out-of-county residents interested in relocating to Inyo for work; increase in retention for current/future Inyo County employees; increase in current/future local business investments associated with revitalized real estate market
- I live in a rural area to avoid high density population. Would not like to see the City brought here

**Q6: Do you believe current zoning and General Plan regulations allow for the development of additional housing units within existing neighborhoods? (select one)**

Answered: 21 Skipped: 0



**Q6: Do you believe current zoning and General Plan regulations allow for the development of additional housing units within existing neighborhoods? (select one)**

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Strong Agree	0.00%	0
Agree	23.81%	5
Neutral	61.90%	13
Disagree	9.52%	2
Strongly Disagree	4.76%	1
TOTAL		21

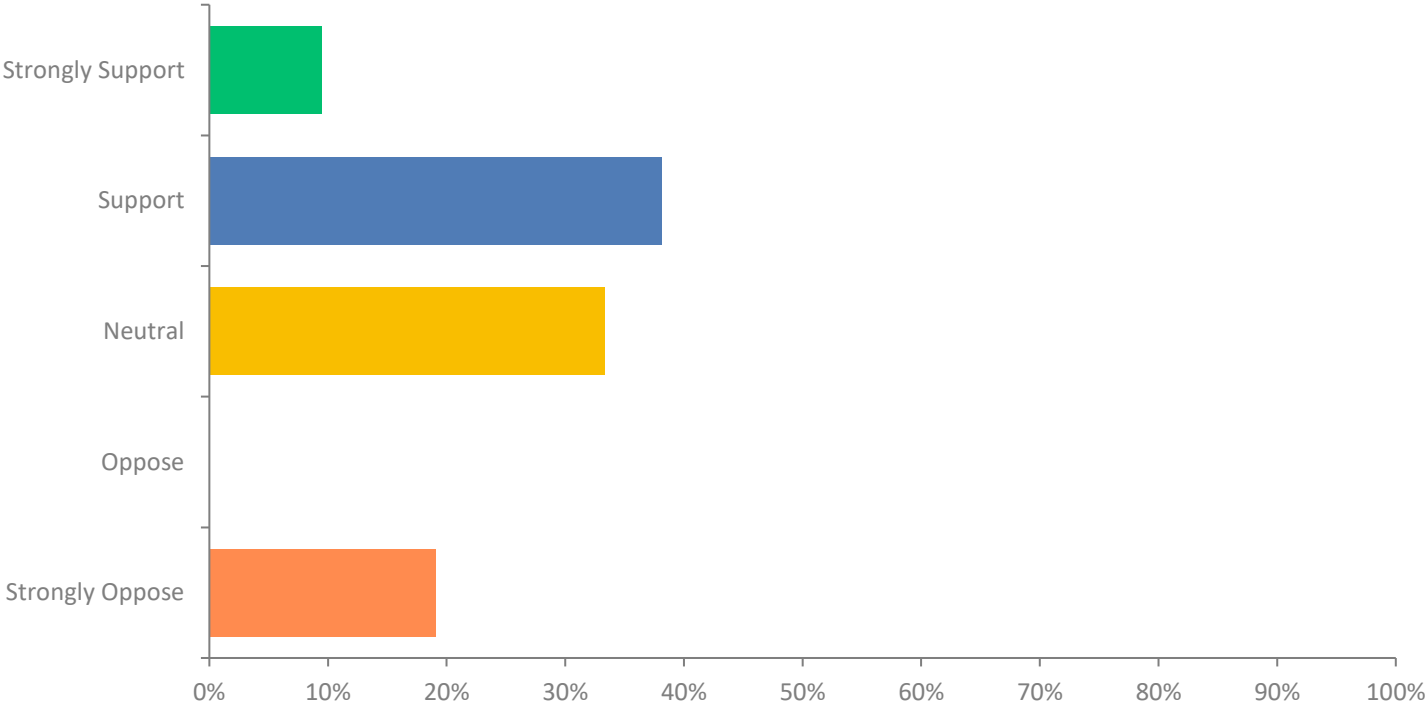
**Q7: For respondents who answered “disagree” or “strongly disagree,” what specific changes to current regulations would you like to see to allow for more housing development in existing neighborhoods? (open ended responses)**

Answered: 8 Skipped: 13

- I am not familiar with the current regulations.
- Current regulations adequately allow additional housing units in residential zones but not in commercial (highway) zones.
- I’m unfamiliar with current regulations.
- I don't know what the current regulations are. The regulations in question should be mailed or emailed to residents, or a link with an explanation of what might be changed.
- Off Street Parking Only
- N/A
- I don't know what the regulations say.
- More regulations/penalties for long abandoned/vacant properties; more aggressive approach to ongoing negotiations/litigations with LADWP properties/leases; priority for County residents obtaining property instead of out-of-County residents investing in property

**Q8: Do you support allowing more housing units per lot in zone districts that allow housing (e.g., ADUs, duplexes, triplexes, cluster housing, etc.)? (select one)**

Answered: 21 Skipped: 0



**Q8: Do you support allowing more housing units per lot in zone districts that allow housing (e.g., ADUs, duplexes, triplexes, cluster housing, etc.)? (select one)**

Answered: 21    Skipped: 0

ANSWER CHOICES	RESPONSES	
Strongly Support	9.52%	2
Support	38.10%	8
Neutral	33.33%	7
Oppose	0.00%	0
Strongly Oppose	19.05%	4
TOTAL		21



**Q9: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what types of multi-unit housing do you feel are most appropriate for your community? (open ended responses)**

Answered: 16 Skipped: 5

- All kinds.
- ADU, duplex, cottage
- Any!
- Based on capacity of system to support them
- ADUs or Cottage-style Housing
- Additional housing units should be allowed in commercial zones up to the density allowed in residential zone for the same size parcels.
- ADU's seem like a good option, or several small cottages on a lot.
- No more than 2-3 units per in-town lot. Single story.
- Accessory Dwelling Units. Also, the question should read "Accessory Dwelling Units" instead of ADU. It wasn't explained above that "ADU" is an acronym for "accessory dwelling unit."

**Q9: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what types of multi-unit housing do you feel are most appropriate for your community? (open ended responses)**

Answered: 16 Skipped: 5

- Single-story attached townhomes
- Duplex/triplex
- Duplex, triplex, or small apartment units
- I feel as if duplexes and triplexes could be beneficial for our small town. Cluster housing would be way to close together.
- ADUs and cluster housing
- Tiny homes
- Condominiums

**Q10: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what measures would you like to see in place to ensure that any increased density is compatible with the character of existing neighborhoods? (open ended responses)**

Answered: 12 Skipped: 9

- Off street parking issues a must.
- None
- Stringent regulation on AirBnB-type short-term leases. The goal should be to increase density for permanent residents.
- I don't think a multi-story apartment building would go over well here. No monstrosities, please! Several small dwellings would be preferable to one beastly building.
- See above
- There should be some type of community input. Also, the question of Recreational Vehicles (RVs) parked in front of houses should be addressed.

**Q10: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what measures would you like to see in place to ensure that any increased density is compatible with the character of existing neighborhoods? (open ended responses)**

Answered: 12 Skipped: 9

- Off-street parking
- Aesthetically pleasing, if adding to a lot with existing building it matches architectural style. If they don't share walls allowing space for appealing landscape
- Adequate parking, eye appealing exterior,
- N/A
- Permitting and code enforcement
- Low-income housing correlated with increase in crime

**Q11: For respondents who answered “Oppose” or “Strongly Oppose,” what are your primary concerns about allowing more housing units per lot? (open ended responses)**

Answered: 6 Skipped: 15

- Capacity of existing water/sewer/emergency services
- Parking, Noise
- Overcrowding of cars on residential streets. It doesn't look nice in the community.
- N/A
- overpopulating in a area not designed to support increased population, people from out of the area purchasing property/housing and increasing rent or turning units into Airbnb, not enough law enforcement available.
- As stated above.

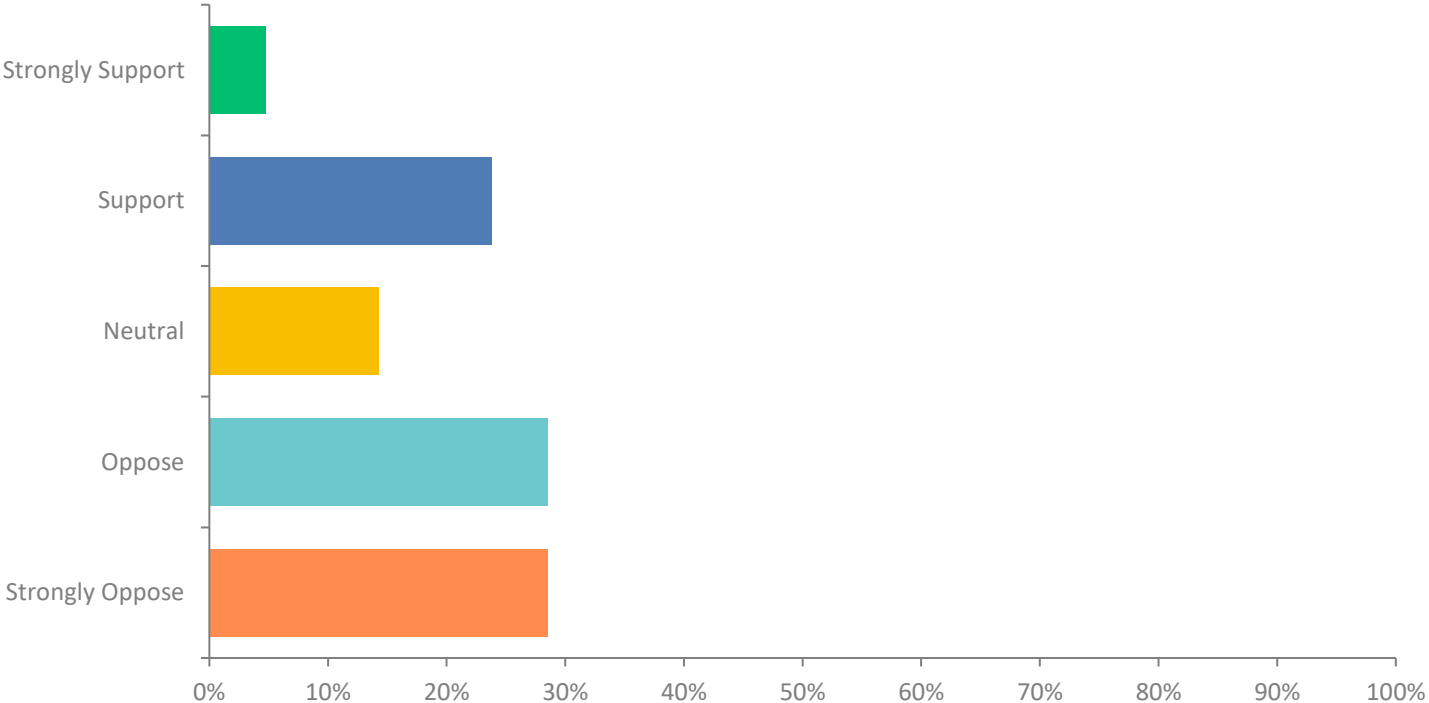
**Q12: For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for addressing the community’s housing needs? (open ended responses)**

Answered: 5 Skipped: 16

- Develop the land in Big Pine, South of Jack In The Box First. Finish getting the land in each community that the Long Term Water Agreement required!
- Build more single family homes, remove the numerous amounts of motels that are present or build on unused vacant lots. So many buildings in Big Pine sit empty, renovate them into homes
- N/A
- remove the use of Airbnb's which would free up rental units for those in need,
- There needs to be some land released for small development. The county and DWP talk and talk for decades I have been hearing it. But nothing ever happens. DWP can't keep employees no housing. Set down and work it out. Lots in Independence are the majority 50' by 130' small. Jamming more people into a small space is not the answer. Stop have surveys and meetings and do some real work.

# Q13: Do you support increasing allowable building heights for residential development in certain areas? (select one)

Answered: 21 Skipped: 0



# Q13: Do you support increasing allowable building heights for residential development in certain areas? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Strongly Support	4.76%	1
Support	23.81%	5
Neutral	14.29%	3
Oppose	28.57%	6
Strongly Oppose	28.57%	6
TOTAL		21



**Q14: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” in which areas do you believe increasing building heights would be appropriate and what height limits do you believe would be reasonable for these areas? (open ended responses)**

Answered: 7 Skipped: 14

- Housing/Bim
- At most 1 to 2 additional floors, but only if additional housing is supported by additional utility capacity and assigned/ designated parking.
- Well, now I’m contradicting myself. If the only option to add housing here is by increasing the height of buildings, then I support it. I think these buildings should be on the edge of town, or even potentially re-making currently abandoned buildings (I’m thinking of the juvenile hall) into a multi-unit dwelling.
- Height would need to be fairly consistent with surrounding buildings. For instance the 395 corridor in Bishop one or two blocks away in both sides could support taller structures without visually impacting anything. In particular areas designated at higher density, but not areas where single family units are predominant
- I believe we should not increase this. The set heights seem reasonable for our town.
- 2-story
- 3 stories no more these rural towns are not the appropriate location for anything more.

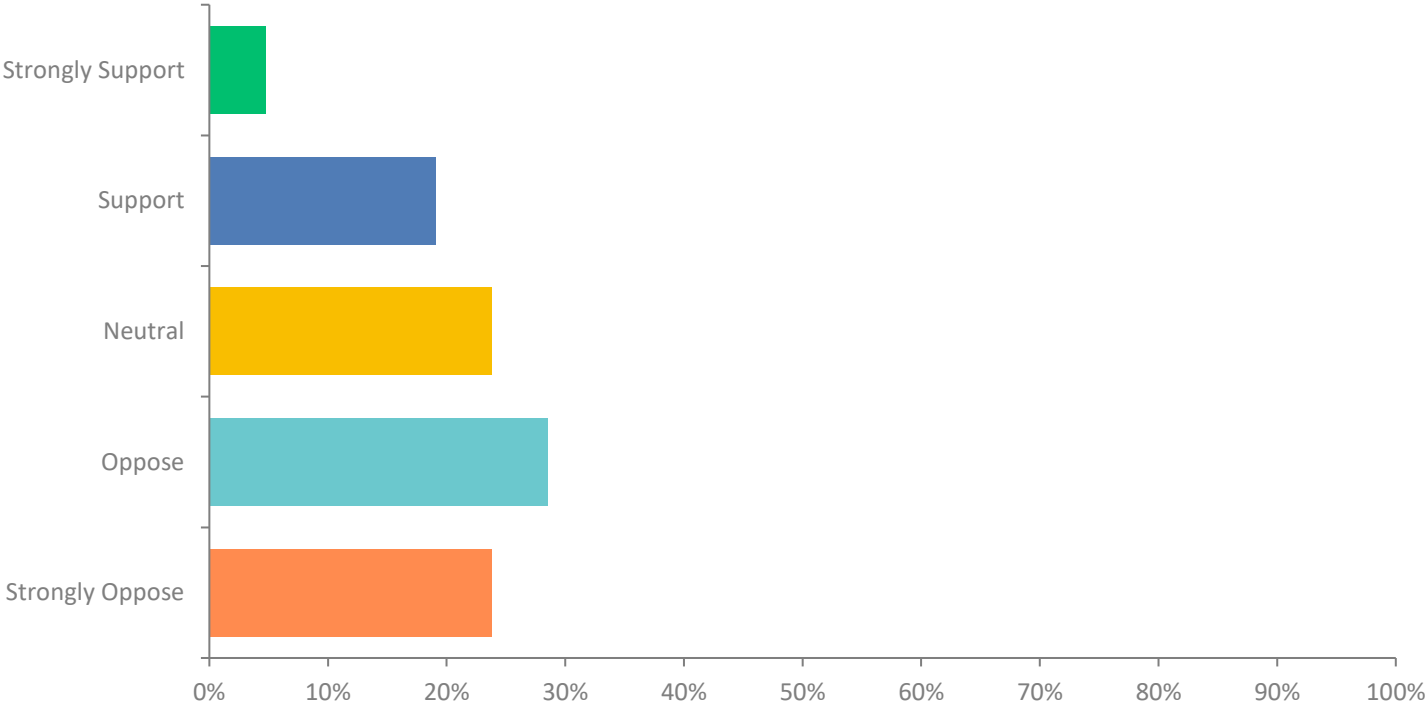
**Q15: For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for increasing housing density without increasing building heights? (open ended responses)**

Answered: 9 Skipped: 12

- Additional housing could be provided in Independence by release of vacant land by LADWP which was supposed to be released under the Water Agreement.
- Develop vacant lots; buy-back DWP land
- There isn't any reason to increase housing density in the rural communities of Inyo County. What is the rationale? The rationale hasn't been stated.
- Build on land that the county owns.
- Keep R1 status
- Consider basements
- Ruins our beautiful view of the mountains. No need for buildings to be over 2 stories here.
- N/A
- removal of Airbnb's, I do agree with building out on empty lots but not multi-level buildings.

**Q16: Do you support reducing required setbacks between buildings and property lines? (select one)**

Answered: 21 Skipped: 0



# Q16: Do you support reducing required setbacks between buildings and property lines? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Strongly Support	4.76%	1
Support	19.05%	4
Neutral	23.81%	5
Oppose	28.57%	6
Strongly Oppose	23.81%	5
TOTAL		21

**Q17: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” in what types of situations do you believe reducing setbacks would be appropriate? (open ended responses)**

Answered: 8 Skipped: 13

- All
- Allow to Build
- Rear yard setbacks should be reduced to all an ADU if the owner desires.
- I think that the front yard setbacks can be reduced in all circumstances. We are lucky to have plenty of open space here and, in my opinion, that means yards can be smaller.
- When new construction is built in both lots and/or when neighbors agree to reduced setback.
- I think some reductions might make sense, but on a case by case basis. Perhaps allowing the planning committee more flexibility to grant variances where there would be little impact. Also, several of the communities are at their limits for water so smaller yards may be more sustainable. If setbacks are reduced there needs to be input regarding Firewise planning.
- N/A
- The 25 foot front and 20 foot rear does not leave much building space on these small lots.

**Q18: For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for increasing housing density while maintaining appropriate setbacks? (open ended responses)**

Answered: 11 Skipped: 10

- Look at recent LA fires
- Limit infill to larger lots with available space
- Build within existing parameters. Houses too close together are an eyesore and privacy is compromised
- I like it the way it is now. If there is no pressing need to increase density, why do it? I didn't know it was a problem in Inyo County. LA Department of Water and Power's ownership of land in Inyo County constrains housing availability.
- Build on county owned land first.
- Setbacks are already small. Increased density and smaller setbacks will have people living elbow to elbow

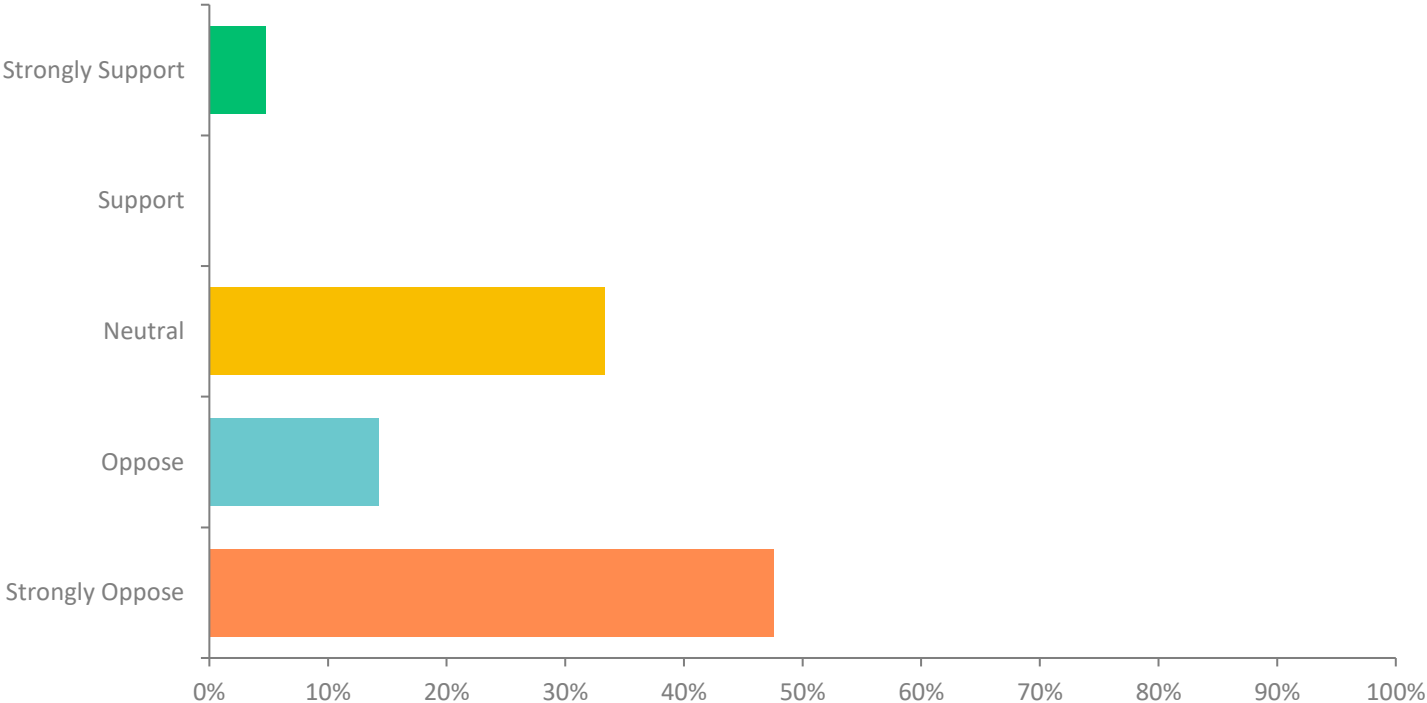
**Q18: For respondents who answered “Oppose” or “Strongly Oppose,” what alternative solutions would you suggest for increasing housing density while maintaining appropriate setbacks? (open ended responses)**

Answered: 11 Skipped: 10

- Don't build or build somewhere else
- The homes that already have larger yards should be grandfathered in, but the new properties should have smaller yards to expand more.
- I do not feel building closer together will address the issues, we are already a fire prone area with volunteer fire departments why would it be remotely wise to "stack" people on top of each other.
- I would not support changes to the front yard. No concerns about side or back yard changes.
- Go to a different location and don't barge into private owned properties that are occupied.

**Q19: Do you support reducing required parking for new housing developments?  
(select one)**

Answered: 21 Skipped: 0





# Q19: Do you support reducing required parking for new housing developments? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Strongly Support	4.76%	1
Support	0.00%	0
Neutral	33.33%	7
Oppose	14.29%	3
Strongly Oppose	47.62%	10
TOTAL		21

**Q20: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” in what types of locations do you believe reduced parking requirements would be appropriate? (open ended responses)**

Answered: 4 Skipped: 17

- Parking requirements for R-2 and R-3 zoning could be reduced since many of the occupants of those properties are single and only have 1 vehicle.
- I think that the current amount of spaces per unit is appropriate and should not be reduced.
- Townhomes can have a 1-car garage.
- N/A

**Q21: For respondents who answered “Support,” “Strongly Support,” or “Neutral,” what alternative options should be encouraged to compensate for reduced parking? (open ended responses)**

Answered: 1 Skipped: 20

- Our town is already so small for the amount of vehicles each family has. Families should not be limited to vehicles. The county could implement a "no parking" policy on residential streets or only limit the number of vehicles parked for certain periods of time in residential.

**Q22: For respondents who answered “Oppose” or “Strongly Oppose,” what are your primary concerns about reducing parking requirements? (open ended responses)**

Answered: 12 Skipped: 9

- There already isn't enough on street parking. Commercial traffic already impacts residential street parking now. The county needs to enforce parking regulations more.
- State has over ruled
- Don't need streets looking like parking lots
- While not currently an issue for most property owners, parking can quickly escalate— already many properties utilize most if not all of the adjacent street parking.
- Eyesore curb congestion
- Available street parking needs to be taken into consideration based on housing units per block
- Parking congestion in front of houses. People from other houses parking in front of your house. I have no problem with the existing ordinance.

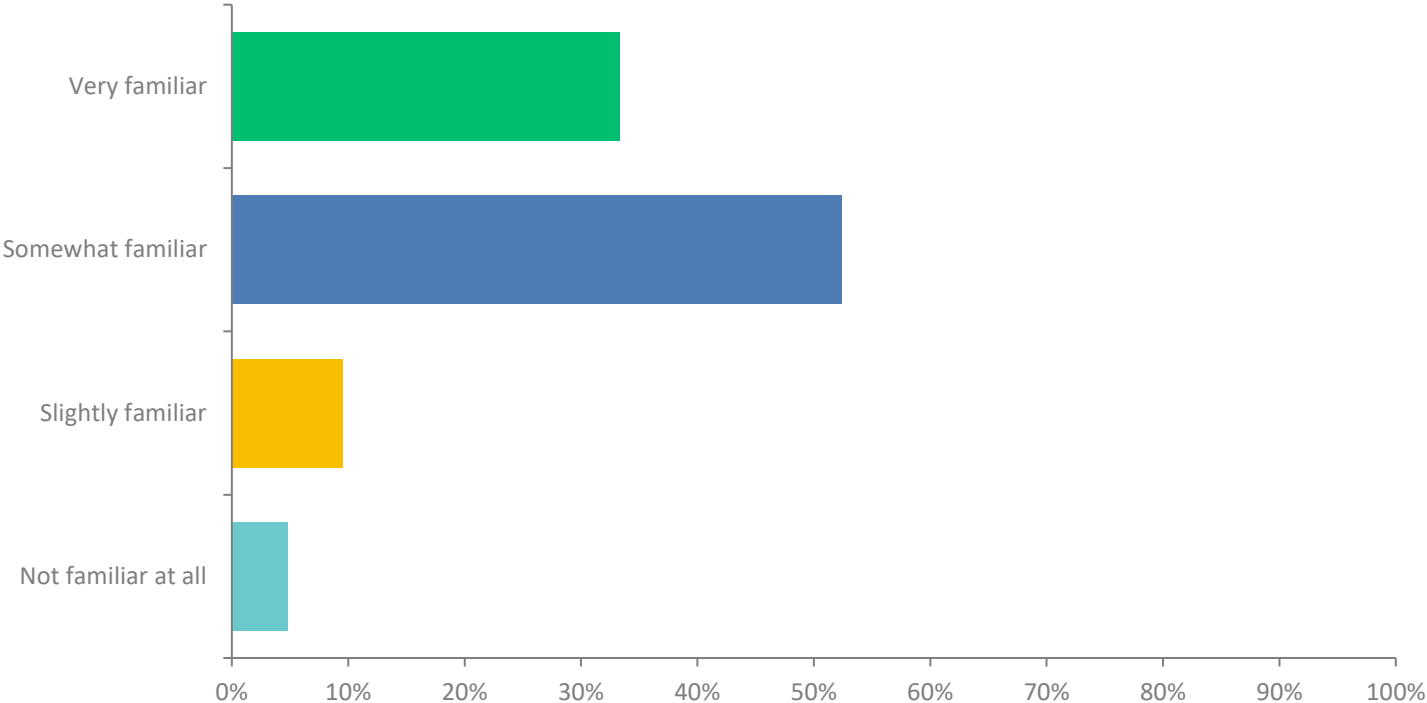
**Q22: For respondents who answered “Oppose” or “Strongly Oppose,” what are your primary concerns about reducing parking requirements? (open ended responses)**

Answered: 12 Skipped: 9

- If less parking on the property more parking on the streets which create poor visuals for traffic and pedestrian sight lines
- There are too many excess vehicles parked on the streets already. Reducing requirements wouldn't change that. There needs to be ample parking to get the cars off the street.
- If you build apartments they will park their cars on city streets, as many people have more than 2 cars, the cars will end up in the street and we don't have space for that
- My primary concern is where will I store my vehicles when they are not in use? I do not have a garage or enough yard space. This will hinder my transportation.
- Congestion this is a rural area and needs to stay that way. Take a drive there independence and look at the mess on many of the streets old cars, etc currently blocking the streets. The Country does nothing now.

**Q23: How familiar are you with Accessory Dwelling Units (ADUs), sometimes referred to as in-law units, second units, granny flats, casitas, etc.? (select one)**

Answered: 21 Skipped: 0



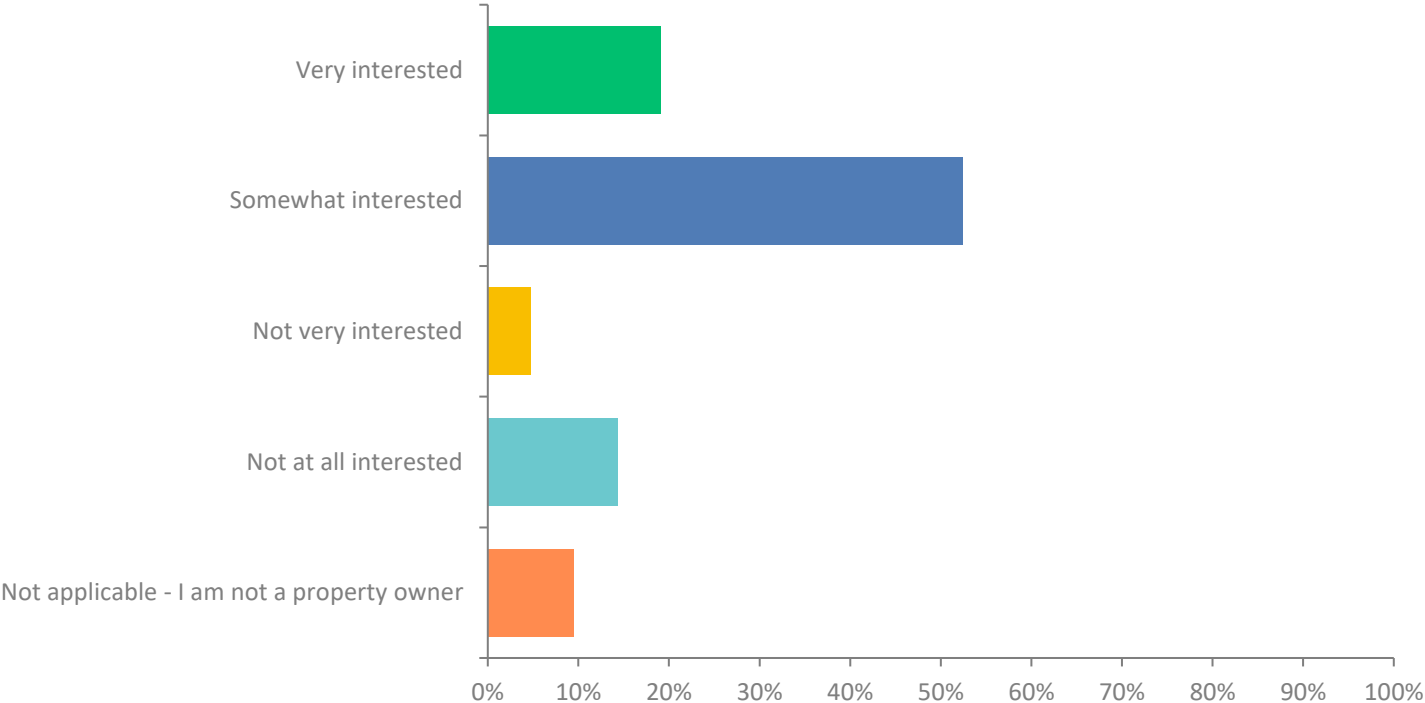
**Q23: How familiar are you with Accessory Dwelling Units (ADUs), sometimes referred to as in-law units, second units, granny flats, casitas, etc.? (select one)**

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Very familiar	33.33%	7
Somewhat familiar	52.38%	11
Slightly familiar	9.52%	2
Not familiar at all	4.76%	1
TOTAL		21

**Q24: If you were considering adding a dwelling unit to your property, how interested would you be in exploring the possibility of building an ADU? (select one)**

Answered: 21 Skipped: 0





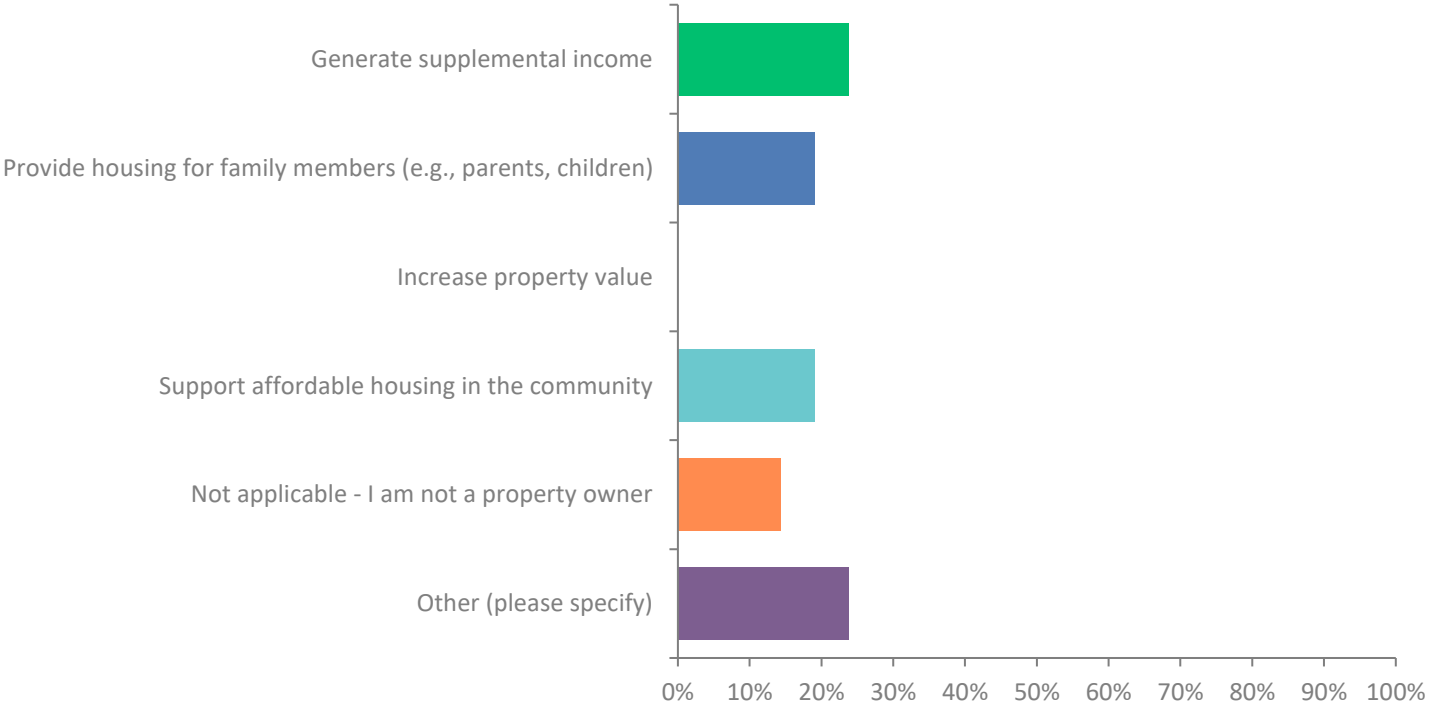
**Q24: If you were considering adding a dwelling unit to your property, how interested would you be in exploring the possibility of building an ADU? (select one)**

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Very interested	19.05%	4
Somewhat interested	52.38%	11
Not very interested	4.76%	1
Not at all interested	14.29%	3
Not applicable - I am not a property owner	9.52%	2
TOTAL		21

# Q25: What would be the primary motivation for you to consider building an ADU on your property? (select one)

Answered: 21 Skipped: 0



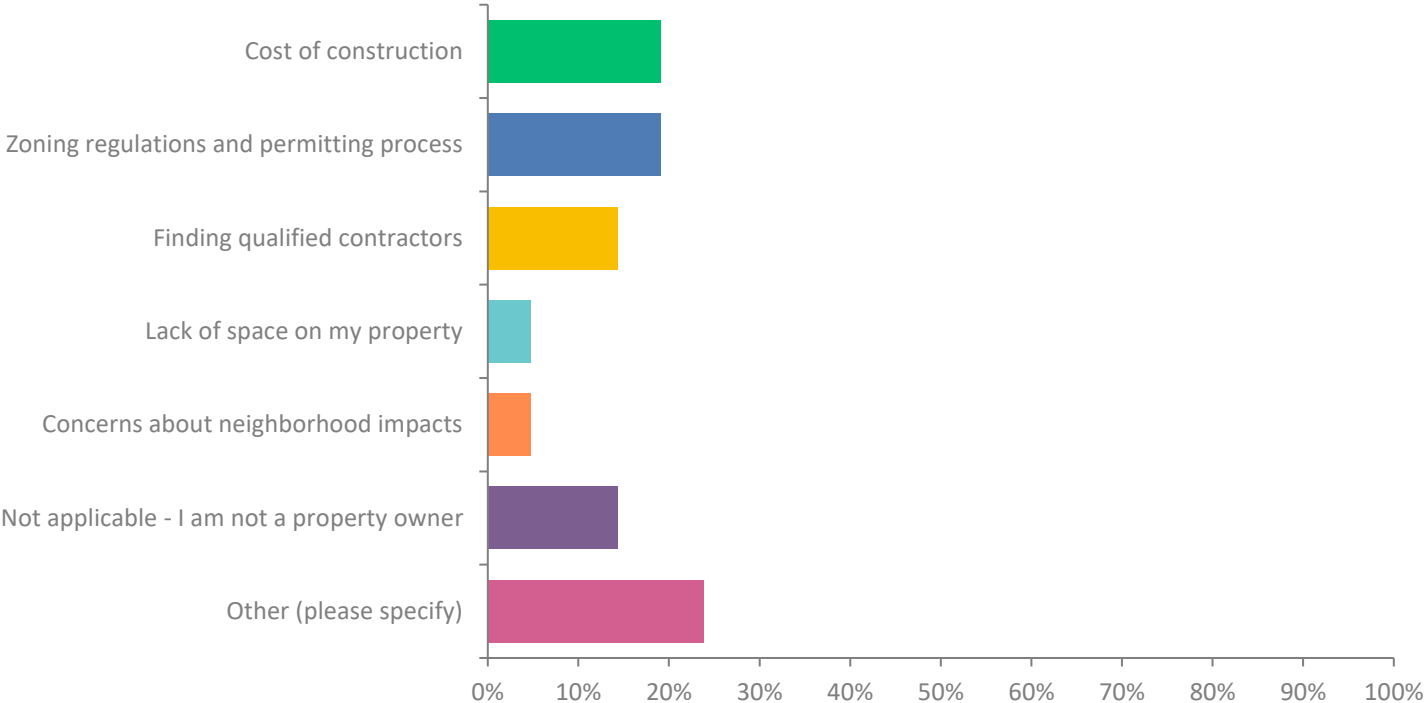
# Q25: What would be the primary motivation for you to consider building an ADU on your property? (select one)

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Generate supplemental income	23.81%	5
Provide housing for family members (e.g., parents, children)	19.05%	4
Increase property value	0.00%	0
Support affordable housing in the community	19.05%	4
Not applicable - I am not a property owner	14.29%	3
Other (please specify)	23.81%	5
TOTAL		21

# Q26: What do you perceive as the biggest obstacle to building an ADU on your property? (select one)

Answered: 21 Skipped: 0



Q26: What do you perceive as the biggest obstacle to building an ADU on your property? (select one)

Answered: 21 Skipped: 0

ANSWER CHOICES	RESPONSES	
Cost of construction	19.05%	4
Zoning regulations and permitting process	19.05%	4
Finding qualified contractors	14.29%	3
Lack of space on my property	4.76%	1
Concerns about neighborhood impacts	4.76%	1
Not applicable - I am not a property owner	14.29%	3
Other (please specify)	23.81%	5
TOTAL		21

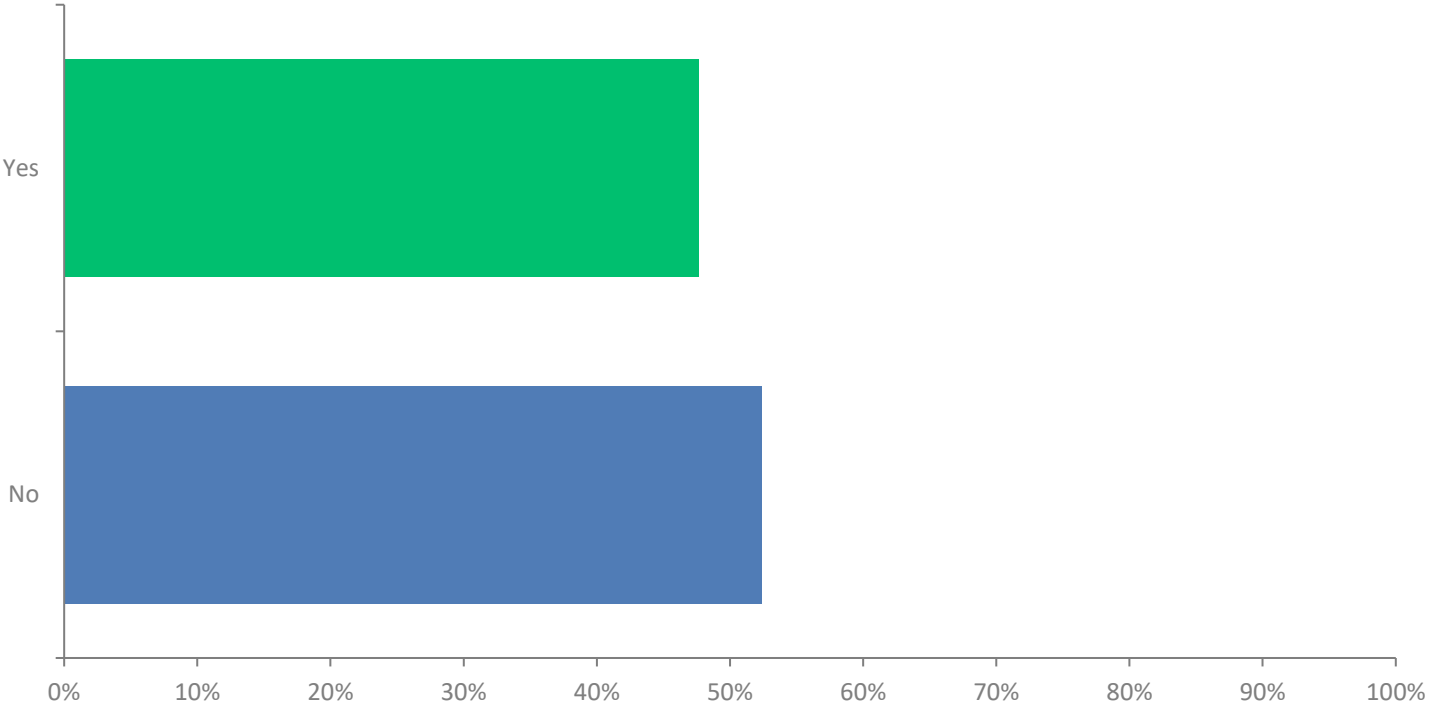
## **Q27: What specific actions or policies do you believe would encourage the development of ADUs within your community? (open ended responses)**

Answered: 11 Skipped: 10

- Reduce Requirements
- Streamlining the permitting system and removing some of the onerous requirements that are more targeted to urban areas (electric car charging capability)
- I don't think it's possible for the county to create any action or policy around this, but having contractors who are willing to make the trek to the southern part of the valley would be helpful.
- Partnership with companies offering prefab units with incentivized pricing and timelines
- I don't know enough about the current policies.
- We don't have enough contractors, construction noise
- Zoning and permitting
- By relaxing the short term rental regulations which would be an overall negative
- N/A
- grants or financial assistance to build with the requirement to use the structure as a rental for a period of time,
- Lower the cost

**Q28: Did you know that Inyo County offers pre-approved ADU plan sets that can help streamline the permitting process? (select one)**

Answered: 21 Skipped: 0



**Q28: Did you know that Inyo County offers pre-approved ADU plan sets that can help streamline the permitting process? (select one)**

Answered: 21   Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	47.62%	10
No	52.38%	11
TOTAL		21



**Q29: Is there anything else you'd like to share with the County regarding infill residential development or ADUs? Are there any other change to zoning regulations you believe would make it easier to build more housing in existing neighborhoods? (open ended responses)**

Answered: 13 Skipped: 9

- "The following is a list of additional properties that should be looked at to be designated as possibly underutilized or vacant: 210 Tim Holt Rd. 425 S Main St. 200 S Lone Pine Ave. 210 E Whitney Portal Rd. 125 N Lake View St. 406 E Locust St. 151 N Hay St. 160 N Lone Pine Ave. 125 N Lone Pine Ave (3 lots). 221 W Willow St. 132 E Locust St."
- Lot splits rezoning
- No
- Push LADWP to release the land that was mandated in the LTWA prior to changing the landscape of our small towns
- DWP needs to sell back land to the community (or better yet return it for free)

**Q29: Is there anything else you'd like to share with the County regarding infill residential development or ADUs? Are there any other change to zoning regulations you believe would make it easier to build more housing in existing neighborhoods? (open ended responses)**

Answered: 13 Skipped: 9

- There should be enforceable nuisance, noise, and stray dog ordinances. Increased density can add more urban problems. If someone in a new ADU has a barking dog, runs a generator for electricity, and blasts music in the night, this behavior shouldn't be allowed.
- I believe that the land available to develop in the communities should be built on first before increasing density in existing neighborhoods.
- People are circumventing the rules for short term rentals. The county needs to make that short term rentals are paying the commercial rate for CSD fees and all assessments levied on properties. Also there should be an additional fee imposed in excess of the bed tax as a neighborhood impact fee of an additional 3%.
- I support building on unused lots. But I more strongly believe we should use the abandoned structures that already exist in Big Pine, refurbish and use them or knock them down and rebuild

**Q29: Is there anything else you'd like to share with the County regarding infill residential development or ADUs? Are there any other change to zoning regulations you believe would make it easier to build more housing in existing neighborhoods? (open ended responses)**

Answered: 13 Skipped: 9

- N/A
- I do feel that there needs to be more looking into what already exists versus building more. I see multiple properties that have been sitting empty and run down that should be explored first.
- Please consider Olancha/Cartago in your plans. There's property owners that are very interested in adding dwellings for housing locals that need a place to live. Or simply our kids grow up and they need their own home. If we have the land, what's the problem?? We want and need more housing??
- Not a fan of density in population. Get serious about freeing up some land for development. There have been opportunities right here in Independence that were missed.