



RESIDENTIAL INFILL OPPORTUNITIES

Project Background

The County's 6th Cycle Housing Element Update identified several factors that pose constraints to housing development, including outdated zoning and General Plan requirements. In response, the County sought and was awarded grant funding from the California Department of Housing and Community Development ("HCD") to conduct a review of zoning and General Plan requirements, such as design and density requirements, and identify updates and modifications that could help accelerate infill housing, including accessory dwelling units, in the communities of Big Pine, Independence, and Lone Pine.

Project Components

The primary outcome of the project will be to identify updates and modifications to the zoning and General Plan requirements that could help accelerate infill housing in the communities of Big Pine, Independence, and Lone Pine. Project components include:

1. **Development and Design Standards Review:** review existing standards applicable to residential development, Accessory Dwelling Units, and second units.
2. **Vacant and Underutilized Lands Inventory:** establish a database of parcels in Big Pine, Independence, and Lone Pine that are either undeveloped (vacant) or not being used to their full potential (underutilized), which could be developed or redeveloped for residential uses.
3. **Infill Residential Capacity Study:** apply the existing standards to infill parcels and develop recommendations for modifications to the zoning and General Plan requirements that could create more opportunities for infill residential development.

Project Timeline

The project kicked off in January 2025 with an estimated completion in December 2025.

WAYS TO GET INVOLVED

Community outreach and engagement efforts will occur throughout the planning process.

COMMUNITY WORKSHOPS

Workshop #1: Introduction to the Project

The first community workshop will introduce the project, discuss project goals and approaches, and develop potential zoning and General Plan changes related to increased opportunities for infill residential development. The workshops will be held in person.

- **Big Pine**

- **Date:** February 25, 2025
- **Time:** 6 pm to 8 pm
- **Location:** Big Pine Town Hall, 150 Dewey Street, Big Pine, CA 93513

- **Independence**

- **Date:** February 26, 2025
- **Time:** 6 pm to 8 pm
- **Location:** American Legion Hall, 201 S Edwards Street, Independence, CA 93526

- **Lone Pine**

- **Date:** February 27, 2025
- **Time:** 6 pm to 8 pm
- **Location:** Statham Town Hall, 138 N Jackson Street, Lone Pine, CA 93545

Workshop #2: Preliminary Findings and Recommendations

The second community workshop will focus on the preliminary findings and recommendations for infill residential development opportunities. The workshop will be held in person.

- **Big Pine**

- **Date:** May 20, 2025
- **Time:** 6 pm to 8 pm
- **Location:** Big Pine Town Hall, 150 Dewey Street, Big Pine, CA 93513

- **Independence**

- **Date:** May 21, 2025
- **Time:** 6 pm to 8 pm
- **Location:** American Legion Hall, 201 S Edwards Street, Independence, CA 93526

- **Lone Pine**

- **Date:** May 22, 2025
- **Time:** 6 pm to 8 pm
- **Location:** Statham Town Hall, 138 N Jackson Street, Lone Pine, CA 93545

COMMUNITY SURVEYS

Survey #1: Project Approach

The first survey seeks ideas about the project approach and potential recommendations related to infill residential opportunities. The survey is available online and hard copies will be available at the Big Pine, Independence, and Lone Pine Workshop #1 or by request made to the Planning Department.

- **Take the survey online:** www.surveymonkey.com/r/9QYQJ2W
- **Request a hard copy:** contact Danielle Visuaño, Senior Planner, Inyo County, dvisuano@inyocounty.us, (760) 878-0268.

Scan QR code for online survey:



Survey #1 is open from February 3, 2025, to March 7, 2025.

Survey #2: Findings and Recommendations

The second survey will seek feedback on the preliminary findings and recommendations. The survey will be available online and hard copies will be made available at the Big Pine, Independence, and Lone Pine Workshop #2 or by request made to the Planning Department.

- **Take the survey online:** www.surveymonkey.com/r/ZGSKCG5
- **Request a hard copy:** contact Danielle Visuaño, Senior Planner, Inyo County, dvisuano@inyocounty.us, (760) 878-0268.

Scan QR code for online survey:



Survey #2 is open from May 1, 2025, to June 6, 2025.

STUDY SESSIONS

The County will present the project to the Planning Commission and the Board of Supervisors at study sessions at key project milestones.

- **Planning Commission Study Session #1**

- Date: February 26, 2025
- Time: 10 am
- Location: 224 N. Edwards Street, Independence, CA

- **Planning Commission Study Session #2**

- Date: May 28, 2025
- Time: 10 am
- Location: 224 N. Edwards Street, Independence, CA

- **Board of Supervisors Study Session #1**

- Date: May 27, 2025
- Time: 10 am
- Location: 224 N. Edwards Street, Independence, CA

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

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 #2: Infill Housing Options

- 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 Survey

- Survey #2: Open 5/1/25 - 6/6/25
Scan the QR or search:
www.surveymonkey.com/r/ZGSKCG5



MORE INFORMATION

Scan the QR to visit the Planning Department Website, or search www.inyocounty.us/services/planning-department/residential-infill-project-big-pine-independence-lone-pine

