



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

Community Workshop #2:

Tuesday, May 20, 2025

6:00 pm to 8:00 pm

Big Pine Town Hall

150 Dewey Street

Big Pine, CA 93513

Wednesday, May 21, 2025

6:00 pm to 8:00 pm

American Legion Hall

201 S Edwards Street

Independence, CA 93526

Thursday, May 22, 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 Objectives

To inform Inyo County residents about potential infill housing strategies, gather feedback, and facilitate community discussion about how these options can be tailored to fit the future housing needs of the County.

Workshop Agenda

1. Project Overview

2. Identifying Infill Lots and Strategies

3. Community Input



1. Project Overview

Project Background

In 2024, the County received a grant from the California Department of Housing & Community Development (REAP 2.0) to explore how Inyo County can make better use of land *within* its existing communities of Big Pine, Independence, and Lone Pine to create more housing options. The County wants to understand the current rules, where the opportunities are, how much housing could be built, and what changes might be needed to encourage more infill development.

Focus Areas

Big Pine

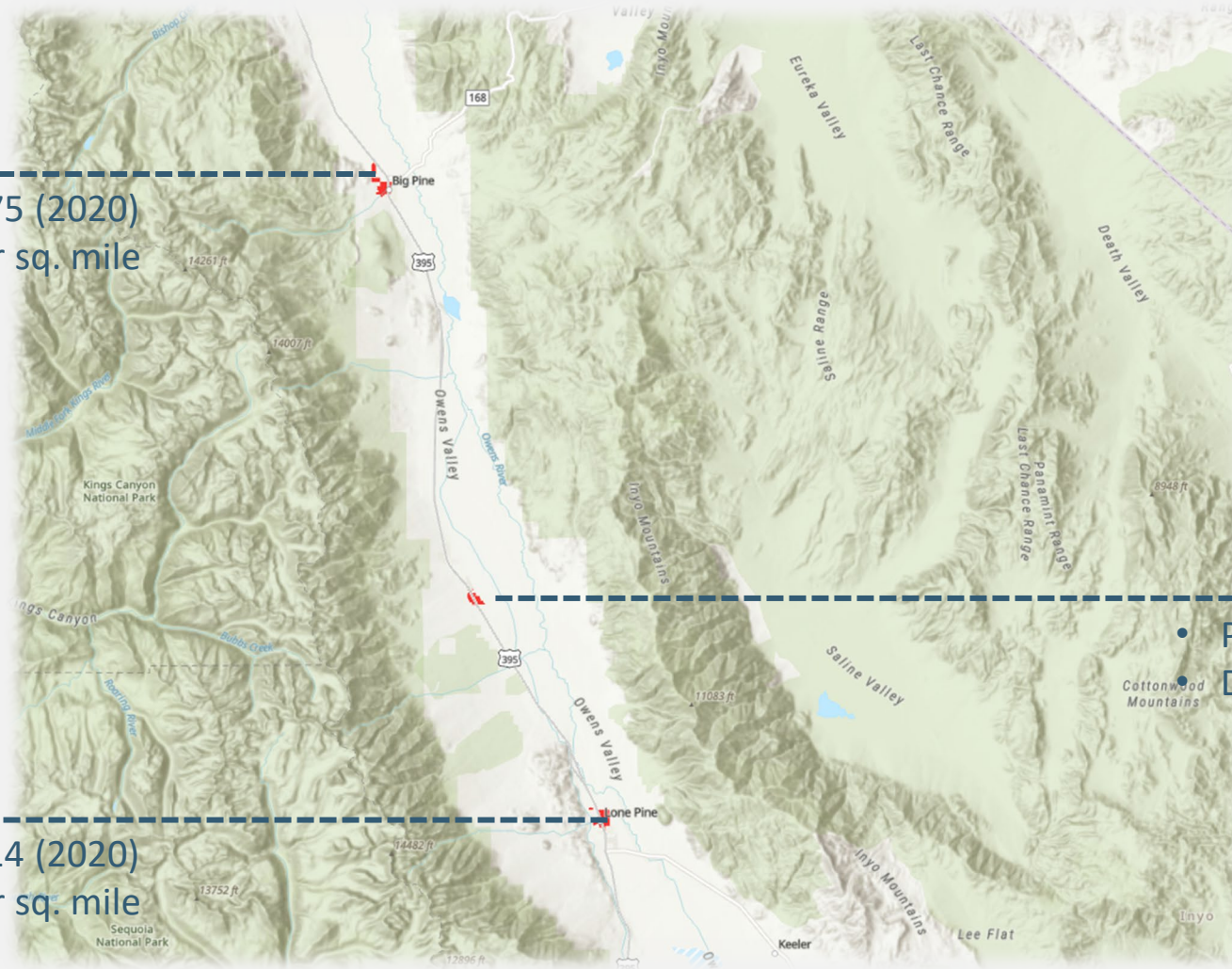
- Population: 1,875 (2020)
- Density: 636 per sq. mile

Lone Pine

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

Independence

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



Project Components

- Vacant and Underutilized Lands Inventory
- Development and Design Standards Review
- Infill Residential Capacity Study
- Development and Design Standards Modifications

Project Components

- **Vacant and Underutilized Lands Inventory:**
 - **What it means:** We're making a list of empty or not fully utilized pieces of land within Big Pine, Independence, and Lone Pine where housing could be built, based on specific criteria like access and availability of essential services.
 - **Why it matters:** Identifying these lots helps the County understand where new housing can fit without expanding into undeveloped areas.

Project Components

- **Development and Design Standards Review:**
 - **What it means:** We're looking into how the County's Zoning Ordinance and General Plan currently controls how new housing is built. This includes things like how big buildings can be and how far they need to be from property lines. We're also considering current market trends in housing – what types of homes are being built – and whether current rules support this.
 - **Why it matters:** These rules can either help or hinder the creation of new housing and understanding how these rules currently work will help us identify any roadblocks to building infill housing.

Project Components

- **Infill Residential Capacity Study:**
 - **What it means:** Once we know where the infill lots are and what the current rules and trends are, we're figuring out how many new homes could realistically be built on these lots under current rules and how that number might change if some of the rules were modified, or trends were applied.
 - **Why it matters:** This gives us a clear picture of the potential for new housing within the existing communities and shows us how changes to the rules could increase housing opportunities, while also identifying service capacity and environmental impacts.

Project Components

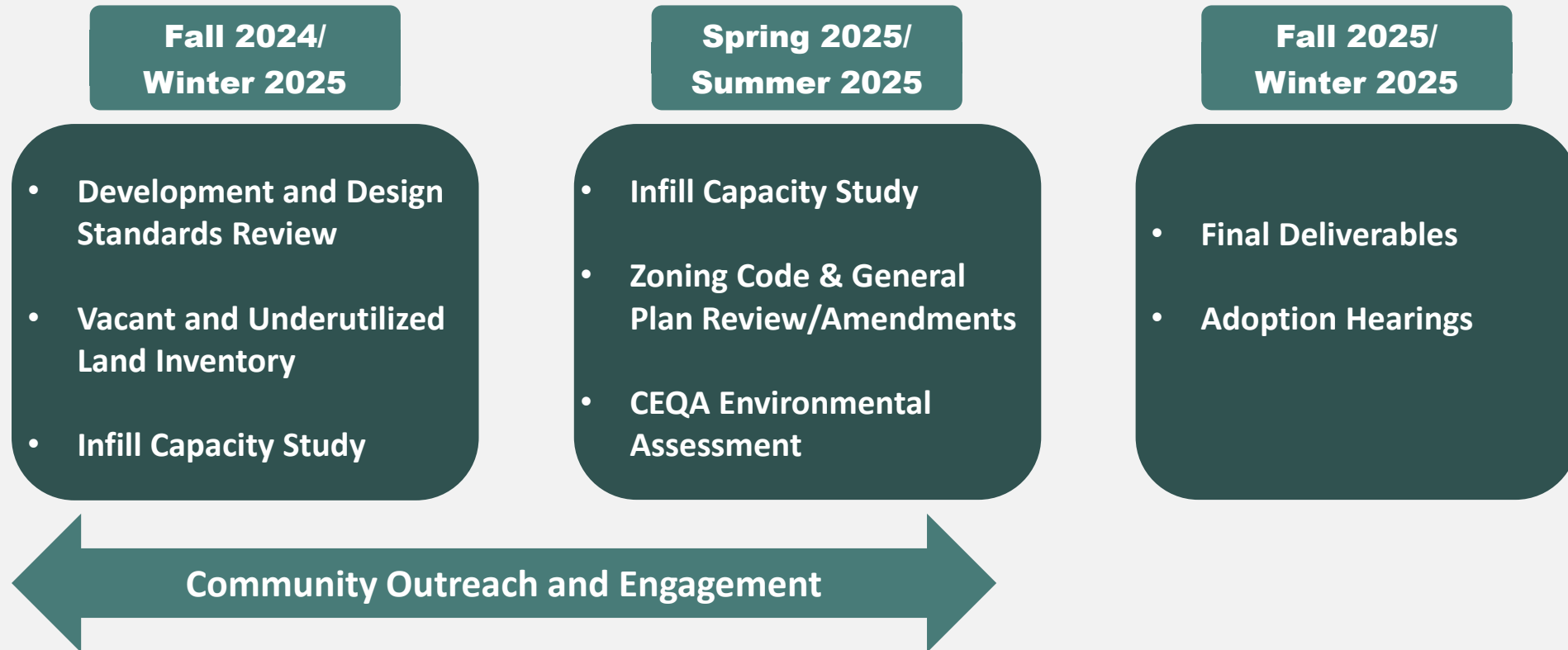
- **Development and Design Standards Modifications:**
 - **What it means:** Based on everything learned in the earlier steps, we'll explore specific changes that could be made to the rules to make it easier to develop the infill lots with housing, while considering potential service limitations and environmental impacts.
 - **Why it matters:** Identifying these changes can help encourage the development of these lots without overburdening existing services or the environment.

Project Outcome

The outcome will be a set of recommendations for changes to the County's Zoning Ordinance and General Plan (if any) that are specifically designed to encourage housing on eligible infill parcels, taking into account findings on service capacity and environmental impacts.

Project Timeline

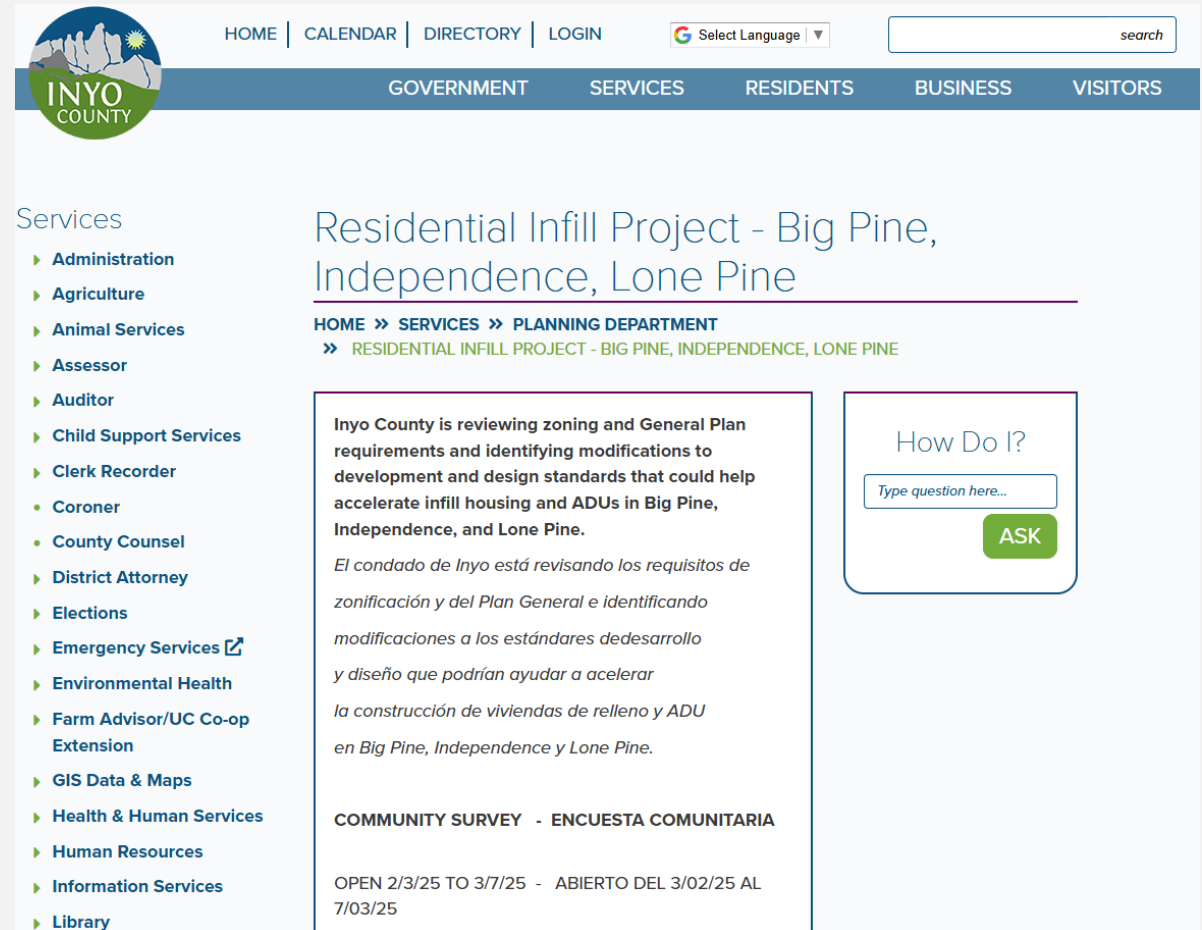
Kicked off in January 2025 with an estimated completion in December 2025.



Project Information

- Project information and updates will be shared through:
 - Project Website
 - 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' for the Residential Infill Project. The header includes the Inyo County logo, navigation links (HOME, CALENDAR, DIRECTORY, LOGIN), a language selector, and a search bar. A secondary navigation bar lists categories: GOVERNMENT, SERVICES, RESIDENTS, BUSINESS, and VISITORS. On the left, a 'Services' menu lists various county departments. 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 states that Inyo County is reviewing zoning and General Plan requirements to help accelerate infill housing and ADUs in Big Pine, Independence, and Lone Pine. It also includes a Spanish translation of this information. A 'COMMUNITY SURVEY - ENCUESTA COMUNITARIA' section indicates the survey is open from 2/3/25 to 3/7/25. On the right, a 'How Do I?' section contains a search 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 Feedback So Far

Opportunities

- General support for more diverse housing options.
- General interest in revitalizing existing areas.
- General support for single-family homes, ADUs, and low-density housing options.
- General recognition of the need for lower cost housing options.

Challenges and Concerns

- Strain on existing infrastructure (water, sewer, emergency services).
- Potential loss of small-town character.
- Increased density impacts (parking, traffic, noise).
- Short-term rental concerns.
- Desire for LADWP land release.

Ways to Provide Input

Outreach and engagement efforts are occurring throughout the project.



Leave Comments

Fill Out a Comment
Card Today!



Take the Survey

Survey #2 is open
until June 6 and is
available online or as
a hard copy



Ask Questions

Submit comments
or questions to the
County anytime.



Attend Hearings

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

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



2. Identifying Infill Lots and Strategies

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, like ADUs.

 See our printed posters!

Infill Parcels in the County

- Parcels that are located within a Water and Sewer Services District.
- Parcels that are located with a Local Fire District Boundary.
- Parcels that are zoned to allow for residential uses in the Zoning Ordinance.
- Parcels that are not owned by public entities (except some County sites).
- Parcels that are classified as “Vacant” in the County Assessor Data (2025) and verified through aerial imagery, site visits, and permit records.
- Parcels that have an existing residence but could build more units based on the zoning district (e.g., a parcel in the R-3 zone district with a single-family unit).

Infill Parcels in the County

	Big Pine	Independence	Lone Pine
# of Infill Lots	21	15	16
Zone Districts	Commercial Lots: 6 Residential Lots: 15	Commercial Lots: 8 Residential Lots: 7	Commercial Lots: 4 Residential Lots: 12
Lot Area	< 1 acre: 18 lots > 1 acre: 3 lots	< 1 acre: 15 lots > 1 acre: 0 lots	< 1 acre: 14 lots > 1 acre: 2 lots

Identifying Constraints: Density & Zoning

What We're Noticing

The General Plan designates certain zones (like R-1 and R-2) for higher housing density than what current zoning permits.

Example Lot

- **APN:** 004-031-17 (Big Pine)
- **Acreage:** 0.25 acres (10,904 sf.)
- **Land Use:** RM (4.6 – 7.5 dwelling units/acre)
- **Zoning:** R1-5,800 (1 unit per lot)
- Maximum Units Possible:
 - 2 under General Plan
 - 1 under Zoning

How this Constrains Housing

There is a mismatch between the General Plan's intended density and the zoning use restrictions, which limits a property owner's ability to develop the site to the intended density and make efficient use of their property.

Potential Strategy

- Allow units based on General Plan density

Identifying Constraints: Large Lots

What We're Noticing

Some larger lots can't be split into smaller lots and built for housing because the new lots would be too small under current rules. At the same time, these lots are often restricted by Zoning use regulations, preventing the construction of additional housing without a subdivision.

Example Lot

- **APN:** 004-031-17 (Big Pine)
- **Acreage:** 0.25 acres (10,904 sf.)
- **Zoning:** R1-5,800 (min. 5,800 sf. lot)
- **Lot Split:** 5,452 sf. (does not meet minimum)

How this Constrains Housing

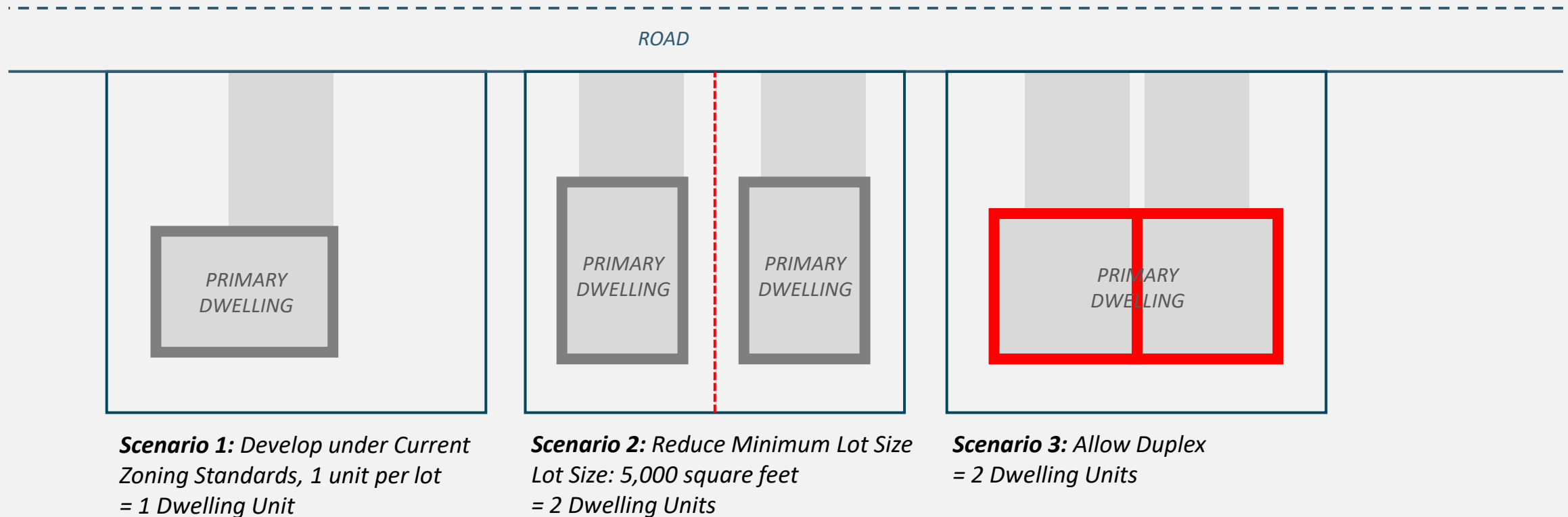
- Prevents creation of new, smaller parcels that could accommodate additional housing
- Restricts density on existing parcels even when the physical lot size could accommodate them

Potential Strategy

- Flexible Lot Size Regulations

Example Scenarios

Lot Size: 10,904 square feet (0.25 acres)
Land Use: RM (4.6 – 7.5 dwelling units/acre)
Zoning District: R1-5,800 (min. 5,800 sf.)
Max. Units: 2 units per General Plan or 1 unit per Zoning



Identifying Constraints: Buildable Area

What We're Noticing

Current setback requirements in the R-1 and R-2 zone districts can limit the amount of land available for building, even on relatively standard lot sizes. Limitations are even more pronounced on irregularly shaped lots.

Example Lots

Lot Size	Zone District	Buildable Area
6,500 sf.	R1-5,800	3,400 sf. (52%)
6,690 sf.	R1-7,200	3,300 sf. (49%)
7,000 sf.	R1-5,800	3,800 sf. (54%)
7,500 sf.	R2-6,500	4,180 sf. (56%)
7,680 sf.	R2-6,500	3,350 sf. (44%)

How this Constrains Housing

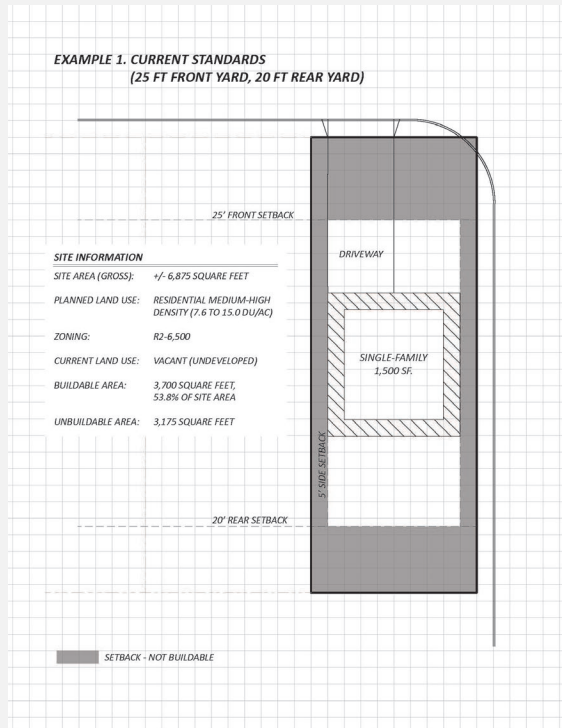
- Limits housing size, potentially making it difficult to accommodate larger families or varied layouts
- Renders a significant portion of land unusable for building, making land use less efficient
- Accommodating an ADU in addition to a primary dwelling becomes difficult

Potential Strategy

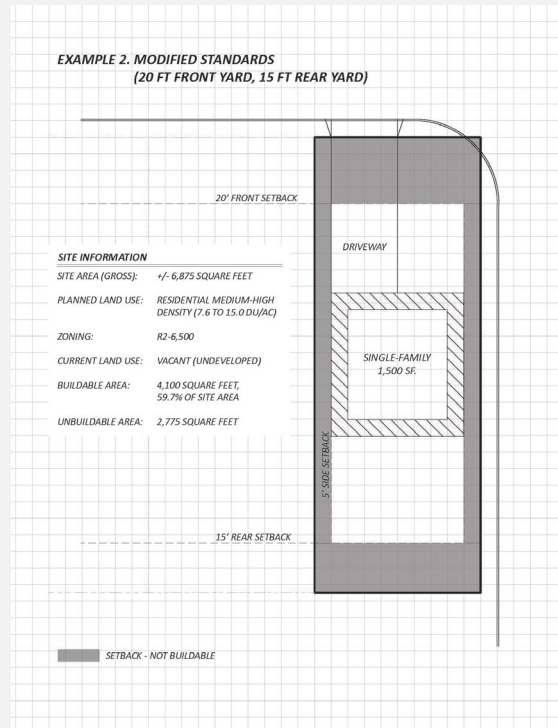
- Reduce front and rear yard setbacks

Identifying Constraints: Buildable Area

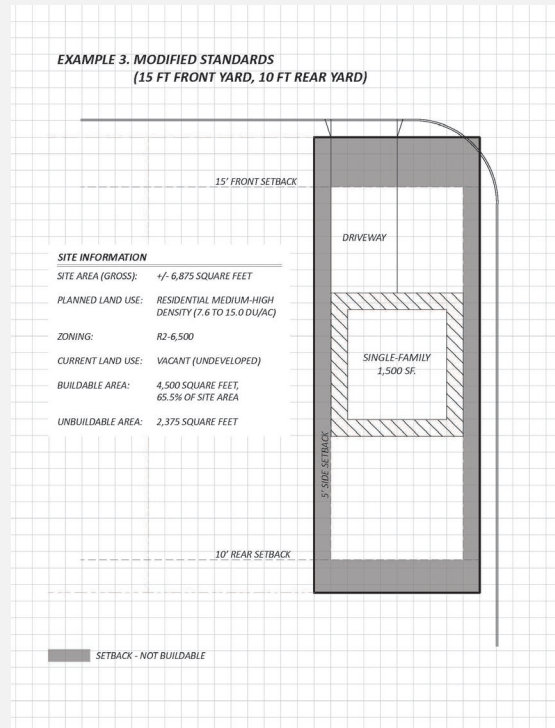
Example Scenarios



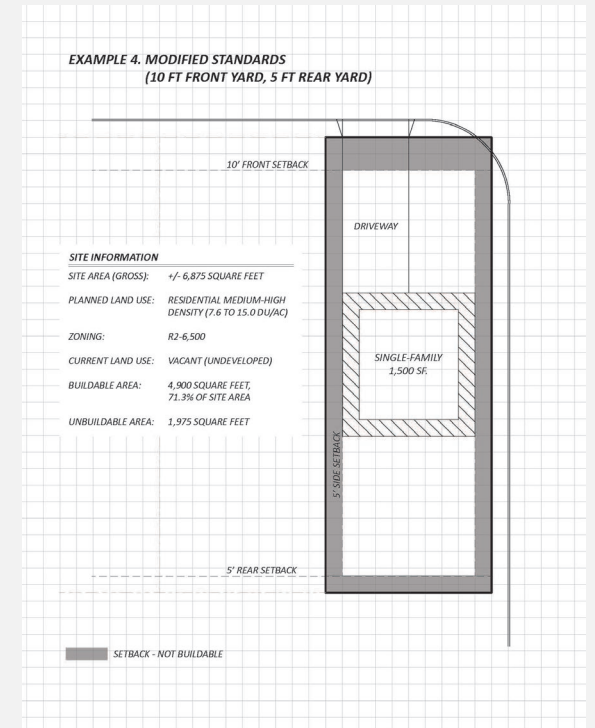
Scenario 1: Develop under Current Zoning Standards, 25 ft. front yard and 20 ft. rear yard min.



Scenario 2: Reduce minimums by 5 ft. to 20 ft. front yard and 15 ft. rear yard



Scenario 3: Reduce minimums by 10 ft. to 15 ft. front yard and 10 ft. rear yard



Scenario 4: Reduce minimums by 15 ft. to 10 ft. front yard and 5 ft. rear yard

Identifying Constraints: Setbacks & ADUs

What We're Noticing

While ADUs could be built in the front yard per ADU State Law, they are subject to the front yard setback standards of the underlying zone district. The existing primary structure's placement, plus the remaining buildable area and setback requirements, often restricts the buildable ADU area to the rear yard.

How this Constrains Housing

- Limits ADU size and configuration
- Reduces accessibility and visibility, and potentially complicates utility connections
- Missed opportunities for different types of ADUs, such as detached units with a different orientation

Potential Strategy

- Reduce front yard setbacks

Summary of Constraints and Strategies

Constraint Type	Impact	Affected Zones	Potential Strategy
Density & Zoning	Lower density developed than land use allows	R-1, R-2	Allow units based on General Plan density
Large Lots	Prevents subdivisions	R-1, R-2	Flexible Lot Size Regulations
Buildable Area	Current yard setbacks restricts buildable area	R-1, R-2	Reduce front and rear yard setbacks
Setbacks & ADUs	Lot sizes and setbacks restrict ADU development	R-1, R-2	Reduce front yard setbacks

Additional Infill Strategies for Inyo County

- Accessory Dwelling Units Bonus Program
- Reuse of Existing Buildings

Potential Infill Strategies: ADUs

- **What are ADUs?** ADUs are smaller, independent housing units on the same property as a primary dwelling.
- **How many ADUs are allowed?** Currently, California State Law requires local agencies to allow up to three ADUs on single-family lots, including 1 detached, 1 attached/conversion, and 1 junior ADU (interior).
- **Infill Strategy:** Inyo County is considering a “bonus ADU program” to allow more detached ADUs on eligible infill parcels in Big Pine, Independence, and Lone Pine.

Potential Infill Strategies: Reuse of Existing Buildings

- **Definition of Reuse:** Reuse is the process of repurposing and converting existing buildings for a new function while preserving its structure and in some cases, its architectural features.
- **Existing Conditions:** Through the workshops and survey, residents have pointed to several existing underutilized or vacant buildings in Big Pine, Independence, and Lone Pine generally along or near Highway 395, that could be repurposed for housing.
- **Infill Strategy:** Inyo County is exploring ways to encourage the reuse of existing underutilized buildings – like vacant residential and non-residential buildings in areas where housing is permitted – for new housing opportunities.



Community Input



THANK YOU!

Contact:

County of Inyo

Planning Department

(760) 878-0263