



**Planning Department**  
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**AGENDA ITEM NO.:** 6 (Action Item – Public Hearing)

**PLANNING COMMISSION MEETING DATE:** August 27, 2025

**SUBJECT:** Eastside Vistas Subdivision Project:

- Tentative Tract Map #253
- Zone Reclassification #2025-04
- Variance #2025-02

#### **EXECUTIVE SUMMARY**

This project is a proposal to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification, from Multiple-Residential 3+ units to One-Family Residential R1, and a variance addressing lot width and setbacks. The Condominium, including the homeowner's association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate but necessary action by the California Department of Real Estate. This project is exempt from CEQA pursuant to 15061(b)(3) Commonsense Exemption.

#### **PROJECT INFORMATION**

**Supervisory District:** First District

**Applicants:** Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells

**Landowners:** Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells

**Address/Community:** A total of approximately 1.95-acres located at the corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center

**A.P.N.:** 010-301-28

**General Plan:** Residential Medium Density (7.6-15 units per acre) – no proposed change.

**Zoning:** Multiple-Residential 3+ units per acre (R-3). Proposed to change to R1-3,400.

|                         |                |  |
|-------------------------|----------------|--|
| <b>Size of Parcels:</b> | <u>Current</u> | <u>Proposed</u>                        |
|                         | 1.95-acres     | 22 lots from 3,423-sqft to 4,978-sqft. |

**Surrounding Land Use:**

| Location: | Use:                                     | Gen. Plan Designation                 | Zoning                    |
|-----------|--|---------------------------------------|---------------------------|
| Site      | 22-unit condo project with 4 built units | Residential Medium High Density (RMH) | Multiple-Residential (R3) |
| North     | Electric Vehicle Charging Station        | Retail Commercial (RC)                | General Commercial (C1)   |
| East      | Open undeveloped land (LADWP lands)      | Agriculture (A)                       | Open Space size (OS-40)   |
| South     | Highway 395                              | N/A                                   | N/A                       |
| West      | Shopping Center                          | Retail Commercial (RC)                | General Commercial (C1)   |

**Recommended Action:**

1. **Make certain findings as provided for in the staff report and certify the project is Exempt under California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) the Commonsense Exemption and approve:**
  - **Tentative Tract Map #253/Eastside Vistas Variance #2025-02/Eastside Vistas subject to the Findings and Conditions of Approval as recommended in the Staff Report; and**
  - **Variance #2025-02/Eastside Vistas, subject to the Findings and Conditions of Approval as recommended in the Staff Report.**
2. **Adopt the attached Resolution, recommending that the Board of Supervisors:**

- **Certify the project is Exempt from CEQA pursuant to 15061(b)(3) the Commonsense Exemption and that the provisions of the California Environmental Quality Act have been met and Adopt Zone Reclassification #2025-04/Eastside Vistas.**

**Alternatives:**

- 1.) Deny the proposed actions for subdivision, thereby prohibiting the applicant from subdividing.
- 2.) Continue the public hearing to a future date and provide specific direction to staff regarding additional information and analysis needed.

**Project Planner:**

Cathreen Richards

**BACKGROUND**

The applicants Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells are proposing to subdivide an approximately 1.95-acre parcel (APN 010-301-28), located at the south corner of Highway 395 and North Barlow Lane, adjacent to the Big 5 Sporting Goods store and the Bishop Plaza shopping center. The parcel is currently under a condominium project known as the Arbors that has sat mostly idle for many years. The project will include a zone reclassification from Multiple-Residential 3+ units to One-Family Residential R1 and a variance addressing lot width and setbacks. The Condominium, including the homeowner's association and Conditions, Covenants and Restrictions (CC&R) will be dissolved in a separate action.

**STAFF ANALYSIS**

In 2007 the Arbors, a common interest development, more specifically a condominium project, was approved for the property located at the south corner of Highway 395 and North Barlow Lane. These types of projects result in multi-unit housing developments that may look like ordinary housing developments but are actually owned by multiple owners. In a condominium project each condominium owner owns a "unit" of airspace, which they occupy as their home. An association consisting of all the condominium owners own the land, buildings and other common areas of the property collectively.

The Arbors is a 22-unit condominium project but only 5-units have been built since its approval in 2007. Generally speaking, in most condominium projects all of the housing units are built at once and then the shares are sold. The new owners of most of the Arbor's condominium shares, with the permission of the other owners, have applied to subdivide the property into 22 fee-simple lots. This gives the current and future owners unrestricted ownership of both the land and any buildings on it. This action will also require that the applicants have the condominium project dissolved through a process implemented by the California Department of Real Estate and the project is conditioned for this to happen before the final subdivision map can be approved. The actual subdivision of the land into 22 fee

simple lots will be conducted pursuant to the State Subdivision Map Act and Inyo County Code Title 16 – Subdivision, as prepared by County staff.

The subdivision uses the current building areas of the condominium project to depict the new lot lines (Map attached). All of the streets, lighting, curbs, roads, utilities including water and sewer lines are already constructed for each new lot up to the future lot lines. An area already identified for a small pocket park will also remain. A new homeowner's association will be formed to collect money for the maintenance of the streets, curbs, lighting, the park and etc.

#### General Plan Consistency

The Current General Plan designation is Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water system, which is available to the subdivision. Overall, the proposed subdivision is consistent with the current General Plan Designation.

#### Zoning Ordinance Consistency

The project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project because all of the housing units were to be built on a single lot. For the subdivision to be completed the Zoning designation will have to be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single lot, but instead on 22 individual lots. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.

#### Compliance with Development Standards

The R1 zoning district's design standards are as follows:

- Setbacks
  - Front yard – 25-feet
  - Rear yard – 20-feet
  - Side yards – 5-feet
- Required lot width
  - 50-feet
- Required lot size 5,800-sqft.

These are quite different than what will be the resulting lot dimensions and setbacks after the subdivision. To allow for the proposed subdivision to be compliant with regard to the required R1 design standards, the minimum lot size will be reduced to 3,400-sqft resulting in a R1-3,400-sqft zoning designation and a variance for reduced lot width and setbacks is also required.

Section 18.78.057 Minimum lot size – Rezone non-applicability states that: *Minimum lot size provisions contained in this title shall not be construed to prohibit rezoning of existing lots which would be of substandard size under the proposed classification where the planning*

*commission and the board of supervisors find the rezoning to be in the public interest.* This provision allows for the county to rezone to accommodate smaller lot sizes, than identified in the zoning code, if the action is in the public interest. The condominium project created building envelopes, which are essentially de facto lot lines. The project area has already had all of the streets and utility infrastructure, as well as four housing units, built to comply with the building envelopes. Staff is proposing to change the zoning, which will include lot sizes less than what is set forth in the R1 district as provided for by 18.78.057 to 3,400-sqft. The intent of this subdivision is to create more interest in the development of housing units in this failed condominium project. Any additional housing in the County is in the public's interest.

A Variance will allow for a narrower minimum lot width requirement and reduced front and rear yard setbacks, again to match the already established building areas that the new lot lines are based upon. The design standards for the subdivision will be:

Front yard – 35-foot minimum from road centerline  
Side yards – 5-foot minimum  
Rear yard for lots 1-11 and 17-22 – 15-foot minimum  
Rear yard for lots 12-16:  
Lot 12 – 11.5-feet  
Lot 13 - 11.8-feet  
Lot 14 – 12.7-feet  
Lot 15 – 13.6  
Lot 16 – 14.4

The required minimum width of the lots will be 21 feet. This reflects the narrowest lot at its narrowest point.

Compliance with Inyo County Code Title 16 (Subdivision) & California Subdivision Map Act

The proposed Tract Map will comply with all provisions of the County Subdivision Ordinance, as well as provisions of the California Subdivision Map Act once the condominium project has been dissolved, and the zone reclassification and variance are completed. These are included as conditions of approval for the Final Map.

The original Map and condominium project were reviewed and conditioned, for the current on the ground circumstances, and nothing is changing with the exception of this being a subdivision resulting in 22-fee-simple lots instead of a 22-unit condominium project. The original project was also evaluated and approved pursuant to the California Environmental Quality Act (CEQA) with a Mitigated Negative Declaration of Environmental Impact (MND). All of the mitigations based on the MND have previously been fulfilled. The project currently allows, by right, for 17 additional housing units and this will remain in effect once the subdivision is complete. All of the conditions addressing the actual development, such as traffic, parking, lighting, utilities, streets and curbs, fence height and etc. have also been fulfilled, as well as built. Based on these factors this subdivision request is compliant with the Inyo County Code Title 16 (Subdivision).

## **COMMENTS**

County staff sent memos requesting comments from: the Bishop Unified School District, Cal Trans, District 9, Meadow Creek Mutual Water Company, Eastern Sierra Community Service District, Bishop Rural Fire Protection District, and the county department of the Treasurer Tax Collector. Staff received three comments regarding the project. One from the Eastern Sierra Community Service District (sewer provider). Based on their comment, a condition of approval that states: *the sewer lateral up to, and including, the connection to the main sewer line, is each individual property owner's responsibility*. The Treasurer Tax Collector had comments regarding property tax billing, which they have worked out with the applicants. The third comment is from Cal Trans stating they had no comments.

## **NOTICING**

The project was noticed in the Inyo Register on August 2, 2025, and mailed to property owners within 300-feet on August 8, 2025, meeting the 20-day noticing requirement for changes to the zoning code.

## **ENVIRONMENTAL REVIEW**

ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are Exempt from CEQA pursuant to the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project proposes to subdivide a parcel of land that has already been approved for a condominium project. The number of allowed units is not changing, all grading, infrastructure and utilities, streets, curbs, and lighting are built. The area is completely disturbed and impacted by construction based on the previous approval for the condominium project, which was evaluated and approved with an MND. No new impacts will be generated from the approval of this project as it is only changing a 22-unit condominium project to 22-fee simple lots, which does not increase the possible number of total housing units, or impact undisturbed land.

## **Recommended Findings ZTA 2025-02; ZR 2025-04 and Variance 2025-02**

1. ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are Exempt from CEQA.  
*Pursuant to the Commonsense Exemption 15061(b)(3) CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This project proposes to subdivide a parcel of land that has already been approved for a condominium project. The number of allowed units is not changing, all grading, infrastructure and utilities, streets, curbs, and lighting are built. The area is completely disturbed and impacted by construction based on the previous approval for the condominium project. No new impacts will be generated from this approval of this project as it is only changing the building areas of a condominium project to fee simple lots.*

2. Based on substantial evidence in the record, the proposed ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are consistent with the Goals and Policies of the Inyo County General Plan.  
*The Current General Plan designation on the project area is Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water systems, which is available to the subdivision. Overall, the proposed subdivision is consistent with the current General Plan Designation.*
3. Based on substantial evidence in the record, ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are consistent with Title 18 (Zoning Ordinance).  
*The project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project as all of the housing units were to be built on a single parcel. For the subdivision to be completed the Zoning designation must be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single parcel. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.*
4. Based on substantial evidence in the record, ZTA 2025-02; ZR 2025-04 and Variance 2025-02 are consistent with Title 16 (Subdivisions) of the Inyo County Code.  
*The proposed Tract Map will comply with all provisions of the County Subdivision Ordinance once the condominium status is lifted and the zone reclassification and variance are completed. These are included as conditions of approval for the Final Map.*
5. The proposed use would not, under all the circumstances of this case, adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare.  
*The project continues an already established land use (residential units) identical to a previously approved project. The housing is well suited to the surrounding environment, which tends to be fairly dense and busy for Inyo County.*
6. The proposed use is necessary or desirable.  
*The proposed project allows for additional residential development in the already-densely developed Meadow Creek area.*
7. The site is physically suited for the proposed type and density of development.  
*The subdivision project complies with the requirements and descriptions for the previously approved condominium project. The project site has already had*

*infrastructure and building areas applied, which is well suited to the type and density of the proposed future development.*

8. The design or proposed improvements are not likely to cause substantial environmental damage, or substantially and avoidably injure fish, wildlife, or their habitat, or cause serious public health, welfare or safety problems.  
*The size, land use designation, and zoning proposed for the project lots are exactly the same as the previously approved condominium project and are similar to existing properties in the general area (mobile home parks, apartments). The site was already evaluated for biological, water, traffic etc. issues under CEQA for the original project and all mitigations required from that project have been completed. The project site is currently disturbed and denuded of vegetation from the infrastructure and street construction, as well as the existing 5-residential units. Due to these factors, no real changes will occur based on the approval of this project including those that could cause environmental damage or public health, welfare or safety problems.*
9. There is sufficient water supply available for the subdivision.  
*Water for the existing and future housing units will be provided by the Meadow Creek Mutual Water Company. The original project was conditioned with only 22-service connections at the request of the water company. This will remain in effect as only 22-units can be built on the proposed lots.*
10. The design of the subdivision and subdivision improvements will not conflict with easements acquired by the public for access through or use of the property within the proposed subdivision, or alternate equivalent easements have been provided.  
*Easements have been identified and included on the TTM 253 Map. There are no conflicts with any of the existing easements as verified by the map.*

### **Recommended Variance Findings**

There are also findings specific to Variances. Staff has reviewed this application and can find that all of the required Variance Findings can be affirmed:

1. That there are exceptional circumstances applicable to the property involved, or to the intended use, which do not generally apply to other property in the same district.  
*The property was already approved for a condominium project. All of the required infrastructure is in place based on the previous approval. This is unusual for any district as most subdivisions are not subject to already approved project limitations, or specific design standards, which have caused the need for the variance.*
2. That the result would not be detrimental to the public welfare, or injurious to property in the vicinity.  
*The variance request is to allow for lot widths and setbacks less than the R1 zoning district requires. This would not be detrimental or injurious to either public welfare or other properties in the vicinity as it is a residential project in a commercial and residentially zoned surrounding area. The project is enclosed by a fence, leaving it somewhat isolated from the other properties in the vicinity.*



3. That the strict application of the regulation sought to be modified would result in practical difficulties or hardships inconsistent with, and not necessary for the attainment of, the general purposes of this title.  
*The project site was already approved and has already had infrastructure improvements and some construction based on the design standards for the original project. This factor creates difficulties/hardships in meeting the required width and setback requirements for the R1 zone which it must change to, as the whole area would need to be reconfigured to meet R1 design standards. This would result in making the already constructed utilities and infrastructure no longer viable. Granting the variance to allow for smaller lot widths and setbacks would still allow the general purposes of R1 zone as it does not change single-family, residential character or use of the intended zoning.*
4. The proposed variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.  
*The proposed subdivision's project site is highly unusual in that it has already been designed for a condominium project, which causes some non-conformity with the required zone change to R1. The project site is surrounded by the Bishop Plaza shopping center that is zoned General Commercial. The General Commercial zoning district has a zero-lot line requirement (no setbacks). There are also other lots located in the R1 zone throughout the county that do not meet the 50-foot-width requirement (Keeler, Lone Pine and Independence to name a few). For these reasons, the requested variance cannot be said to constitute a grant of special privileges. It would, instead, allow the property owners the ability to subdivide their property, creating additional and much needed housing opportunities in the county.*
5. The proposed variance does not authorize a use or activity that is not otherwise expressly authorized by the zoning regulation governing the parcel of property.  
*The proposed variance applies to lot width and setback requirements. The proposed residential use is permitted in the R1 Zone.*
6. The proposed variance is consistent with the Inyo County General Plan  
*The requested variance presents no inconsistencies with the General Plan land use designation of the project site, which is Residential Medium High Density (RMH) 7.6 to 15 units per acre. The resulting lots which will only be able to accommodate 1-unit represents a density of 7.8-11 units per acre.*
7. The requirements of the California Environmental Quality Act have been met.  
*The requested variance is not subject to the provisions of CEQA, being categorically exempt under 15061(b)(3) the Commonsense Exemption.*

### **Conditions of Approval**

1. Hold Harmless: The applicants, landowners, and/or operators shall defend, indemnify and hold harmless Inyo County, its agents, officers and employees from any claim, action, or proceeding against the County, its advisory agencies, appeal boards, or its legislative body concerning TTM 253, ZR 2025-04 and Variance 2025-02.
2. Conformance with Tentative Map: The Final Tract Map shall be in substantial conformance with the approved tentative map and shall be filed within twenty-four months from the date of approval of the tentative map by the Planning Commission, unless a request for an extension is received and approved prior to the expiration date.
3. Compliance with the California Subdivision Map Act and Inyo County Code: The developer shall comply with all applicable provisions of the California Subdivision Map Act (Government Code 66410 et seq.) and Inyo County Code.
4. Taxes and Assessments: The applicants, landowners, shall pay any delinquent and/or due taxes or special assessments to the satisfaction of the Inyo County Treasurer-Tax Collector prior to the recordation of the Final Tract Map.
5. Completion of ZR 2025-04: The applicants, landowners, and/or operators shall have ZR 2025-04 adopted by the Inyo County Board of Supervisors prior to the recordation of the Final Map.
6. Dissolution of condominium: The Final Map will only be finalized and recorded when and if the California Department of Real Estate (DRE) approves the dissolution of the condominium association. The applicants shall submit a completed application for dissolution to the DRE no later than September 26, 2025. If the DRE denies the dissolution, or fails to act upon it within 18 months, then the Final Map will not be recorded and is null and void.
7. Eastern Sierra Community Service District: Property owners shall be notified that the sewer lateral up to, and including the connection to the main sewer line, is each individual property owner's responsibility.

### **ATTACHMENTS**

1. Tentative Tract Map
2. Planning Commission Resolution to the Board of Supervisors
3. Draft Ordinance ZR 2025-04

## Tentative Tract Map 253

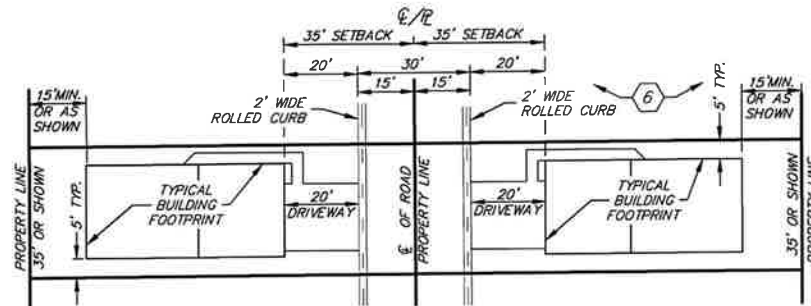
EASTSIDE VISTAS  
TENTATIVE TRACT MAP NO. 253

IN THE UNINCORPORATED TERRITORY OF INYO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 1 AS SHOWN ON THE MAP ENTITLED "THE ARBORS TRACT NO. 238" RECORDED IN BOOK 4 OF SUBDIVISION MAPS AT PAGES 70 AND 71 IN THE OFFICE TO THE INYO COUNTY RECORDER. BEING COMPOSED OF 22 CONDOMINIUM OWNERSHIPS AND ASSOCIATION PROPERTY AS SHOWN ON THE CONDOMINIUM PLAN FOR "THE ARBORS" RECORDED IN BOOK 1 OF CONDOMINIUM PLANS AT PAGES 42 AND 43 IN THE OFFICE OF SAID COUNTY RECORDER. EXCEPTING THEREFROM THAT PORTION OF SAID ASSOCIATION PROPERTY GRANTED TO THE STATE OF CALIFORNIA PER THE GRANT DEED RECORDED AS DOCUMENT NO. 20240004074 OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER.

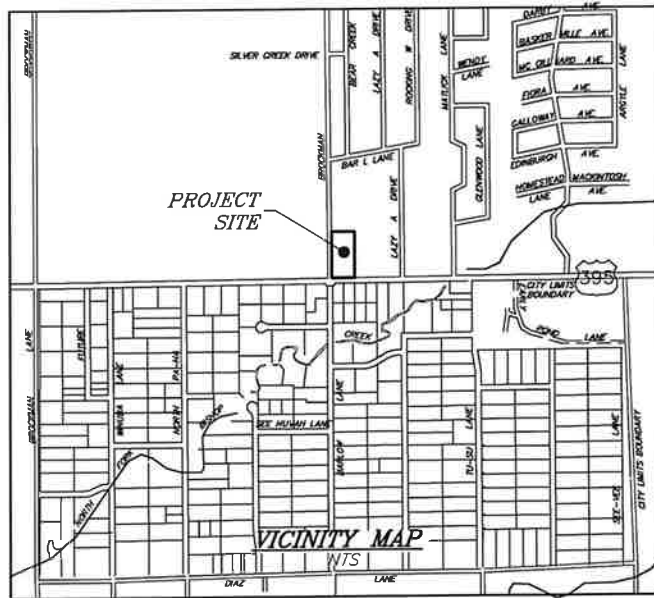
DESIGN NOTES:

ACCESSOR'S PARCEL NO.: 010-301-28-00  
ADDRESS: 1300 NORTH BARLOW LANE, BISHOP  
CALIFORNIA 93514  
GROSS SITE AREA: 1.95± ACRES  
ZONING DESIGNATION: R3-2.0  
RE-ZONE APPLICATION: R1  
GENERAL PLAN DESIGNATION: RMH  
WATER SUPPLY: MEADOWCREEK MUTUAL  
SEWAGE DISPOSAL: ESCSD  
ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON  
FIRE PROTECTION: BISHOP VOLUNTEER F.D.  
SIDE YARD SETBACK: 5' MIN.  
REAR YARD SETBACK: 15' MIN.  
REAR YARD SETBACK FOR LOTS 12-16: AS SHOWN  
FRONT YARD SETBACK: 35' FROM PL  
OF ROAD

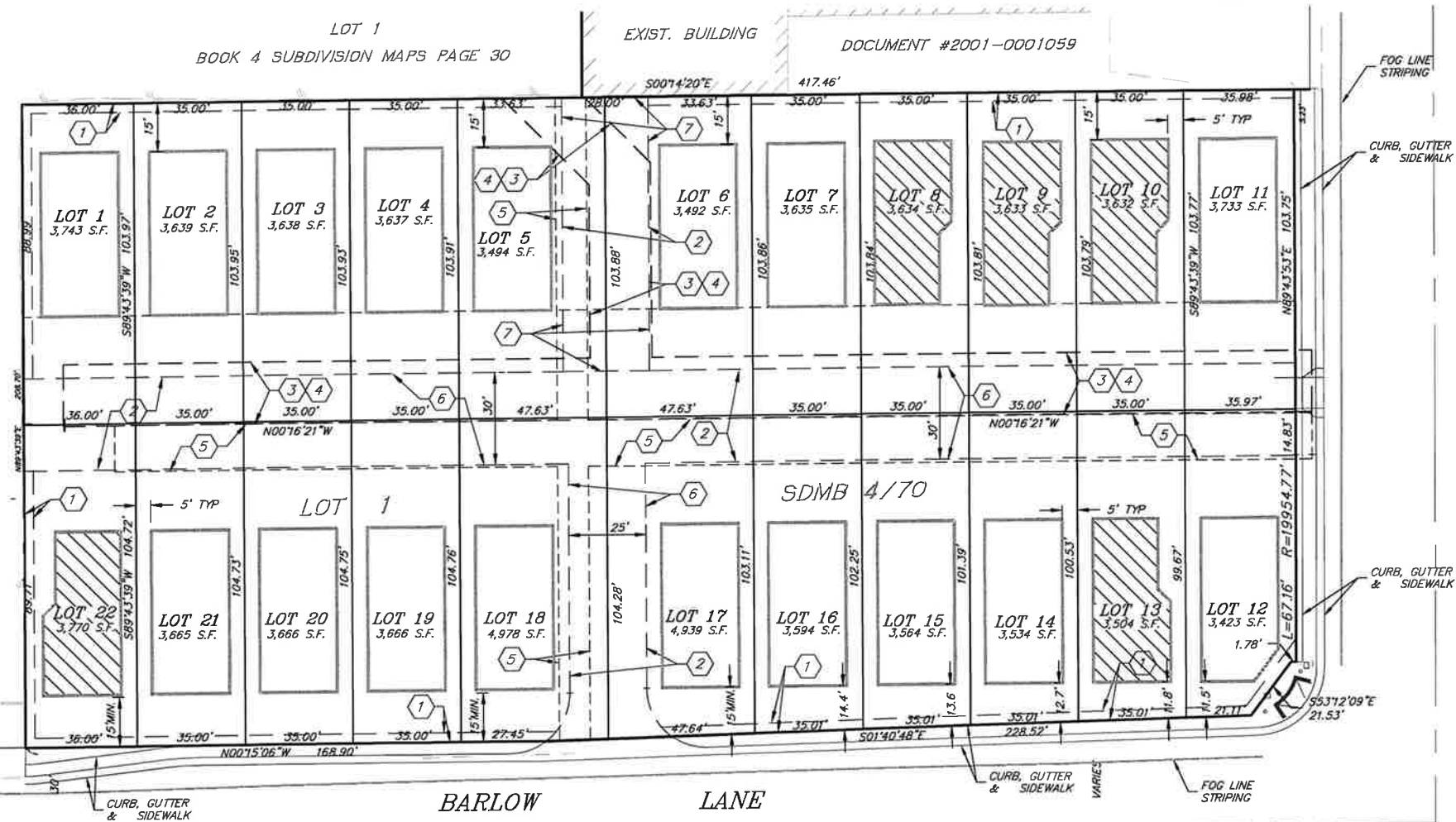


TYPICAL DETAIL

1" = 30'



LOT 1  
BOOK 4 SUBDIVISION MAPS PAGE 30



GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

SUBDIVISION NOTES

- LOT CONFIGURATION SHOWN ALIGNS WITH THE EXISTING ARBORS CONDOMINIUM PLAN SHOWN IN BOOK 1 OF CONDOMINIUM PLANS AT PAGE 42
- THE RECORDATION OF THE FINAL TRACT MAP FOR THIS SUBDIVISION EXTINGUISHES ALL REFERENCES AND CONDOMINIUM OWNERSHIP TO THE ARBORS CONDOMINIUMS.
- STREET AND UNDERGROUND IMPROVEMENTS FOR THIS SITE ARE EXISTING AND HAVE BEEN APPROVED BY THE COUNTY OF INYO IN MAY 2004 FOR TRACT # 238. SERVICE CONNECTIONS TO EACH LOT ARE ALSO EXISTING.
- THE INTERIOR STREET FOR THIS PROJECT WILL BE MAINTAINED BY THE ASSOCIATION MAINTENANCE AREA.
- ALL CURRENT OWNERS OF THE ARBORS CONDOMINIUM PROJECT WILL HAVE A TITLE INTEREST TO THE NEW SUBDIVIDED PROPERTY IN ACCORDANCE WITH THE NEW PROJECT CONDITIONS, COVENANTS AND RESTRICTIONS.
- THE FINAL MAP WILL ONLY BE FINALIZED AND RECORDED ONCE THE CALIFORNIA DEPARTMENT OF REAL ESTATE APPROVES THE DISSOLUTION OF THE CONDOMINIUM ASSOCIATION. IF SUCH APPROVAL IS NOT RECEIVED, THE FINAL MAP SHALL BE NULL AND VOID.

ENGINEER/SURVEYOR

TRIAD/HOLMES ASSOCIATES INC.  
THOMAS A. PLATZ, P.O. BOX 1570,  
MAMMOTH LAKES, CA STE. 202  
MAMMOTH LAKES, CALIFORNIA 93546  
(760) 934-7588

OWNER/APPLICANT

EASTSIDE VISTAS, LLC,  
2815 Sierra Vista Way  
BISHOP, CA 93514  
760 937-4442  
randi@mysierahomes.com

OWNERS

DAVID & CAROLYN JARVIS  
1316 AND 1324 NORTH BARLOW LANE  
BISHOP, CA

NICHOLAS HALL  
1384 NORTH BARLOW LANE  
BISHOP, CA

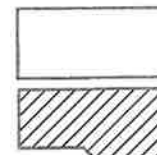
STEVEN & GENEVIEVE WELLS  
1312 NORTH BARLOW LANE  
BISHOP, CA

JASON INGEBRETSEN  
1308 NORTH BARLOW LANE  
BISHOP, CA

EASEMENT LEGEND

- 3' WIDE EASEMENT FOR WALL AND FENCE MAINTENANCE RESERVED HEREON
- S.C.E. EASEMENT PER 2006-0003580 O.R.
- SEWER EASEMENT TO EASTERN SIERRA COMMUNITY SERVICES DISTRICT PER 2006-0005505 O.R.
- SEWER EASEMENT TO EASTERN SIERRA COMMUNITY SERVICES DISTRICT PER 2006-0005506 O.R.
- EASEMENT AGREEMENT WITH MEADOWCREEK MUTUAL WATER COMPANY PER INST. 2014-0001536 O.R.
- EASEMENT FOR STREETS ACCESS AND UTILITIES IN FAVOR OF THE "HOMEOWNERS ASSOCIATION MAINTENANCE AREA" FOR THE BENEFIT OF EXISTING AND FUTURE PROPERTY OWNERS.
- 28' WIDE EASEMENT OVER LOTS 5 AND 6 FOR PARKING, RECREATION, AREA FOR MAILBOXES AND OTHER USES IN FAVOR OF THE "HOMEOWNERS ASSOCIATION MAINTENANCE AREA" FOR THE BENEFIT OF THE EXISTING AND FUTURE PROPERTY OWNERS.

VERIZON EASEMENT PER 2007-0001230 O.R., EXACT LOCATIONS OF THE EASEMENTS ARE NOT ADEQUATELY DESCRIBED AND ARE NOT PLOTTED HEREON



FOOTPRINT OF FUTURE  
SINGLE FAMILY RESIDENCE



FOOTPRINT OF EXISTING  
SINGLE FAMILY RESIDENCE

EASTSIDE VISTAS,  
TENTATIVE TRACT MAP NO. 253

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 238, "THE ARBORS"  
LOCATED IN THE UNINCORPORATED TERRITORY OF INYO COUNTY,  
IN THE COMMUNITY OF BISHOP, CALIFORNIA



post office box 1570  
MAMMOTH LAKES, ca 93546  
phone (760) 934-7588  
fax (760) 934-5519  
e-mail triad@triadholmes.com  
873 NORTH MAIN STREET  
BISHOP, ca 93514  
phone (760) 873-4273  
fax (760) 873-8924  
e-mail bishop@triadholmes.com  
777 woodside rd, suite c  
REDWOOD CITY, ca 94061  
phone (650) 366-0216  
fax (650) 366-0298  
e-mail st@triadholmes.com

|         |           |
|---------|-----------|
| DATE    | 7-2-2025  |
| SCALE   | SHOWN     |
| DRAWN   | JSP       |
| JOB NO. | 04.0106.4 |
| DWG     |           |
| SHEET   | 1         |
| OF      | 1 SHEETS  |

## Planning Commission Resolution

**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING  
THAT THE BOARD OF SUPERVISORS FIND THE PROPOSED  
PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKE CERTAIN  
FINDINGS WITH RESPECT TO AND APPROVE ZONE  
RECLASSIFICATION NO. 2025-04 INYO COUNTY**

**WHEREAS**, the Inyo County Board of Supervisors, through Inyo County Code (ICC) Section 15.12.040, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act (CEQA) Guidelines, which is responsible for the environmental review of all County projects; and

**WHEREAS**, Pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to reclassify a parcel of land from Multiple Residential (R3-2) to One Family Residential (R1-3,400) that was previously approved for a condominium project and this action will cause it to comply with the current subdivision proposal. The project proposes no other changes and is located on already disturbed and denuded land; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing on August 27<sup>th</sup>, 2025, to review and consider a request for approval of Zone Reclassification (ZR) No. 2025-04, and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, ICC Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZR 2025-04 is consistent with the Inyo County General Plan designation of Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water systems, which is current available to the subdivision; and

**WHEREAS**, ZR 2025-04 is consistent with the Inyo County Zoning code as the project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project as all of the housing units were to be built on a single

lot. For the subdivision to be completed the Zoning designation will have to be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single parcel. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.

**THEREFORE, BE IT HEREBY RESOLVED**, that based on all of the written and oral comments and input received at the August 27<sup>th</sup>, 2025, public hearing, including the Planning Department Staff Report, the Planning Commission makes the following findings regarding the proposal and hereby recommends that the Board of Supervisors adopt the following findings for the proposed project:

### **RECOMMENDED FINDINGS**

1. The proposed ordinance is covered by the Commonsense Exemption 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to reclassify a parcel of land from Multiple Residential (R3-2) to One Family Residential (R1-3,400) that was previously approved for a condominium project to comply with a current subdivision proposal. The project proposes no other changes and is located on already disturbed and denuded land.
2. Based on substantial evidence in the record, the proposed Zone Reclassification is consistent with the Inyo County General Plan designation of Residential Medium High Density (RMH). This designation provides for single-family and multi-family residential units at a density of 7.6-15 units per acre. The lots resulting from the subdivision will be 3,423-sqft to 4,978-sqft. This is a density range of 7.8-11 units per acre meeting the current RMH density requirement. The RMH designation also requires connection to an acceptable sewer and water systems, which are currently available to the subdivision.
3. Based on substantial evidence in the record, the proposed Zone Reclassification is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code as the project site is currently zoned Multiple-Residential 3+ units or R3. This designation was chosen for the condominium project as all of the housing units were to be built on a single parcel. For the subdivision to be completed the Zoning designation will have to be changed to One-Family Residences (R1) because the 22 housing units are no longer proposed to be on a single parcel. The applicant has applied to change the zoning for the proposed 22 lots to R1 with a 3,400-sqft minimum lot size. This zoning would be consistent with the existing General Plan Land Use Designation of RMH for the 22 lots, and this level of density is not out of character for the general area in which the project is located.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors take the following actions:

**RECOMMENDED ACTIONS**

1. Adopt the proposed ordinance amending certain specified sections of Title 18.81 of the Inyo County Code related to the Zoning Map of the County of Inyo based on all the information in the public record and on the recommendation of the Planning Commission.
2. Make all required findings as presented by staff.

**PASSED AND ADOPTED** this 27<sup>th</sup> Day of August 2025, by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

Todd Vogel, Chair  
Inyo County Planning Commission

ATTEST:

Cathreen Richards, Planning Director

By \_\_\_\_\_  
Sally Faircloth, Secretary of the Commission



## Draft Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO, STATE OF CALIFORNIA, APPROVING ZONE RECLASSIFICATION NO. 2025-04/EASTSIDE VISTAS AND AMENDING THE ZONING MAP OF THE COUNTY OF INYO BY REZONING AN APPROXIMATE 1.95 -ACRE PARCEL LOCATED EAST OF THE BISHOP PLAZA (APN 010-301-28) FROM MULTIPLE RESIDENTIAL WITH A 2-ACRE MINIMUM (R3-2) TO ONE FAMILY RESIDENCES 3,400 SQUARE-FOOT MINIMUM (R1-3,400)**

The Board of Supervisors of the County of Inyo ordains as follows:

**SECTION I: AUTHORITY**

This Ordinance is enacted pursuant to the police power of the Board of Supervisors and Sections 18.81.310 and 18.81.350 of the Inyo County Code, which establishes the procedure for the Board of Supervisors to enact changes to the Zoning Ordinance of the County as set forth in Title 18 of said code. The Board of Supervisors is authorized to adopt zoning ordinances by Government Code Section 65850 et seq.

**SECTION II: FINDINGS**

Upon consideration of the material submitted, the recommendation of the Inyo County Planning Commission, and statements made at the public hearings held on this matter, this Board finds as follows:

- (1) In accordance with Inyo County Code Section 18.81.320, Eastside Vistas LLC, Jason Ingebretson, David Jarvis, Carolyn Jarvis, Nick Hall, Steven Wells and Genevieve Wells applied to the Inyo County Planning Commission to have the zoning map of the County of Inyo amended from Multiple Residential with a 2-acre minimum (R3) to One Family Residences with a 3,400 square-foot minimum (R1-3,400) as described in Section III of this Ordinance.
- (2) On August 27, 2025, the Inyo County Planning Commission conducted a public hearing on Zone Reclassification No. 2025-04/Eastside Vistas following which, the Commission made various findings and recommended that this Board amend Title 18, to rezone the property described in Section III of this Ordinance to One Family Residences with a 3,400 square-foot minimum (R1-3,400).
- (3) The findings of the Planning Commission are supported by the law and facts and are adopted by this Board.
- (4) The proposed Zone Reclassification is consistent with the goals, policies, and implementation measures in the Inyo County General Plan.
- (5) The proposed actions will act to further the orderly growth and development of the County by rezoning the property to One Family Residences with a 3,400

square-foot minimum (R1-3,400) as it best matches the current and planned future uses on the property.

### **SECTION III: ZONING MAP OF THE COUNTY OF INYO AMENDED**

The Zoning Map of the County of Inyo as adopted by Section 18.81.390 of the Inyo County Code is hereby amended so that the zoning on an approximate 1.95-acre site as created by TPM 253 located east of the Bishop Plaza shopping center, along Highway 395 north of the City of Bishop (APN 010-301-28) is changed from Multiple Residential with a 2-acre minimum (R3-2) to One Family Residences with a 3,400 square-foot minimum (R1-3,400)

### **SECTION IV: EFFECTIVE DATE**

This Ordinance shall take effect and be in full force and thirty (30) days from adoption, or upon approval of the dissolution of the condominium association by the DRE, whichever occurs later. Before the expiration of fifteen (15) days from the adoption hereof, this Ordinance shall be published as required by Government Code Section 25124. The Clerk of the Board is hereby instructed and ordered to so publish this Ordinance together with the names of the Board members voting for and against same.

**PASSED AND ADOPTED THIS TH DAY OF.**

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Scott Marcellin, Chairperson  
Inyo County Board of Supervisors

**ATTEST:**  
**Nate Greenberg**  
**Clerk of the Board**

**By:** \_\_\_\_\_  
Darcy Ellis, Assistant