City of Lompoc

2023-2031 Housing Element Update

Adopted November 19, 2024

ENVISION LOMPOC
Housing Element & Technical General Plan Update

Table H-45 Identified Vacant and Underutilized Sites

Site	Address	APN	Acres	Zoning	Maximum Density (units/ acre)	Realistic Capacity	Lower-Income	Moderate-Income	Above Moderate-Income	Existing Use	Identified Nonvacant Site Factors	FAR	Improvement to Land Value Ratio	Year Structure Built	Used in 4th and 5th Cycle Housing Element?
1	110, 114 S K St	091-102-018, 091-102-019	0.32	R3	22	95%	0	7	0	Vacant	N/A	N/A	N/A	N/A	Yes
2	220 E Cypress Ave	085-203-001	0.28	R3	22	95%	0	6	0	Vacant	N/A	N/A	N/A	N/A	Yes
3	211 N K St	091-061-008	0.26	R3	22	95%	0	5	0	Vacant	N/A	N/A	N/A	N/A	Yes
4	116 N M St	091-073-011	0.16	R3	22	95%	0	3	0	Vacant	N/A	N/A	N/A	N/A	No
5	507 N F St	087-193-010	0.16	R3	22	95%	0	3	0	Vacant	N/A	N/A	N/A	N/A	Yes
6	309, 313 S I St	091-163-005, 091-163-006	0.32	R2	14.5	89%	0	0	4	Vacant	N/A	N/A	N/A	N/A	No
7	233 N E St	085-091-002	0.16	R2	14.5	89%	0	0	2	Vacant	N/A	N/A	N/A	N/A	Yes
8	121 N G St	085-122-005, 085-122-006	0.4	MU	44	70%	0	0	12	Vacant	N/A	N/A	N/A	N/A	Yes
9	107, 113 E Ocean Ave	085-122-022, 085-122-010	0.56	OTC	44	46%	11	0	0	Vacant	N/A	N/A	N/A	N/A	Yes
10	339 N G St	085-021-014	0.4	MU	44	70%	0	0	12	Vacant/ car storage	1, 3, 4, 5	0.00	0.00	N/A	Yes
11	315 W Ocean Ave	091-082-010	0.32	OTC	44	46%	0	0	7	Vacant	N/A	N/A	N/A	N/A	Yes
12	127 S I St	091-103-021, 091-103-022, 091-103-008	0.64	OTC	44	46%	13	0	0	Vacant	N/A	N/A	N/A	N/A	Yes
13	118 S J St	091-103-019	0.28	OTC	44	46%	0	0	6	Vacant	N/A	N/A	N/A	N/A	Yes
14	126 S J St	091-103-013	0.16	OTC	44	46%	0	0	3	Vacant	N/A	N/A	N/A	N/A	Yes
15	204 N C St	085-101-012	0.16	R2	14.5	89%	0	0	3	Vacant	N/A	N/A	N/A	N/A	Yes
16	1406 E Cypress Ave	085-260-007	1	7R1	6.2	92%	0	0	6	Vacant/ site paving	N/A	N/A	0.00	N/A	Yes
17	209, 213, 217 S Seventh St	085-260-063, 085-260-064, 085-260-065	0.73	7R1	6.2	92%	0	0	4	Vacant/ small orchard	N/A	N/A	0.00	N/A	No
18	1325, 1329 E Hickory Ave	085-260-067, 085-260-058	0.638	7R1	6.2	92%	0	0	3	Vacant	N/A	N/A	N/A	N/A	No
19	913 Clemens Wy	085-470-024	0.17	7R1	6.2	92%	0	0	1	Vacant	N/A	N/A	N/A	N/A	Yes
20	530, 532 Avalon St	093-400-019, 093-400-020	0.59	10R1	2.2	92%	0	0	3	Vacant	N/A	N/A	N/A	N/A	Yes
21	1400 E Locust Ave	085-310-009	4.46	RA	2.2	92%	0	0	8	Vacant	N/A	N/A	N/A	N/A	No

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22	633 S C St	093-162-012	0.58	7R1	6.2	92%	0	0	3	Vacant	N/A	N/A	N/A	N/A	Yes
23	30 Cambridge Dr	093-162-028	0.25	7R1	6.2	92%	0	0	1	Vacant	N/A	N/A	N/A	N/A	Yes
24	801 Clemens Wy	085-470-009	0.21	7R1	6.2	92%	0	0	1	Vacant	N/A	N/A	N/A	N/A	No
25	100 South Highway 1	083-060-017	29.75	RA	2.2	92%	0	0	60	Vacant	N/A	N/A	N/A	N/A	Yes
26	1404, 1408 W College Ave	089-151-002, 089-151-003	0.3	R2	14.5	89%	0	0	4	Vacant	N/A	N/A	N/A	N/A	Yes
27	1301 E Barton Ave	087-011-027	6.21	7R1	6.2	92%	0	0	35	Vacant/ minor vehicle storage	N/A	0.00	N/A	N/A	No
28	924 Calvert Ave	093-051-006	3.34	7R1	6.2	92%	0	0	18	Vacant	N/A	N/A	N/A	N/A	No
29	526 S Avalon St	093-400-018	0.31	7R1	6.2	92%	0	0	1	Vacant	N/A	N/A	N/A	N/A	Yes
30	1600 E Ocean Ave	085-360-007	10.05	MU	44	70%	0	150	130	Vacant	N/A	N/A	N/A	N/A	No
31[14]	116 N C St	085-141-012, 085-141-013	0.8	MU	44	70%	0	0	10	Duplex, Parking Lot	1, 3, 4, 5	0.03	0.23	Not Available	Yes
32	128, 134 S F St, 135 S E St	085-171-008, 085-171-009, 085-171-016	1.0	HDR/ MU	22/44	90%	19	0	0	Parking Lot	1, 3, 4, 5	0.00	4.19	N/A	Yes - 085-171-008 and 085-171-009
33	133 N C St	085-133-002	0.13	MU	44	70%	0	0	2	Vacant	1, 4, 5	N/A	0.00	N/A	Yes
34	223, 227, 231 N G St	085-082-003, 085-082-004, 085-082-005	0.56	MU	44	70%	17	0	0	Parking Lot	1, 3, 4, 5	N/A	0.18	N/A	Yes
35	211 N G St, 115 E Walnut Ave	085-082-008, 085-082-010	0.36	MU	44	70%	0	0	10	Parking Lot	1, 3, 4, 5	N/A	0.06	N/A	Yes
36	122, 136 N H St	085-122-020, 085-122-021	0.8	OTC	44	75%	16	0	0	Parking Lot	1, 3, 4, 5	N/A	0.02	N/A	Yes
37	117 S B St	085-181-020	0.16	MU	44	70%	0	0	5	Parking Lot	1, 3, 4, 5	0.00	0.00	N/A	Yes
38	321 N G St	085-021-004	0.48	MU	44	70%	0	0	15	Parking Lot	1, 3, 4, 5	0.00	0.17	N/A	Yes
39	119 N I St	091-083-004	0.24	OTC	44	46%	0	0	5	Parking Lot	1, 3, 4, 5	0.00	0.02	N/A	Yes
40	200, 204, 208, 216 W Ocean Ave	091-103-020, 091-103-002, 091-103-003, 091-103-004, 091-103-005	0.88	OTC	44	46%	18	0	0	Parking Lot	1, 3, 4, 5	0.00	0.00	N/A	No

[14] Site comprised of two adjacent 0.4 acre parcels, APNs: 085-141-012, 085-141-013.

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41	120 S I St	085-161-021	0.32	OTC	44	46%	0	0	7	Parking Lot	1, 3, 4, 5	0.00	0.07	N/A	Yes
42	1301 E Ocean Ave, 1416 E Walnut Ave	085-150-008, 085-150-009	5.05	R3 PCD	22	95%	99	0	0	SFR	1, 4, 5	0.02	0.02	1937	No
43	428 N I St	087-241-001	0.64	R3	22	95%	13	0	0	Commercial Buildings	1,3,4,5	0.13	0.00	Not Available	No
44	308 W Maple Ave	089-232-001	0.32	R3	22	95%	0	6	0	SFR	1, 3, 4, 5, 6	0.10	1.34	1964	No
45	514 S I St	085-331-004	0.58	R3	22	95%	11	0	0	Commercial Buildings	1, 4, 5	0.16	1.00	Not Available	No
46	207 S J St	091-152-003	0.24	R3	22	95%	0	4	0	Two SFRs	1, 5, 6	0.14	4.86	1923	No
47	210, 212 S J St	091-153-019, 091-153-018	0.32	R3	22	95%	0	5	0	SFR	1, 2, 5, 6	0.28	1.72	1913	No
48	115 E Hickory Ave	085-202-008	0.24	R3	22	95%	0	5	0	Office Building	1, 5, 6	0.38	4.5	Not Available	No
49	121 S L St	091-093-016	0.32	R3	22	95%	0	3	0	SFR, ADU, JADU	1, 5, 6	0.10	2.96	1917	No
50	137 L St	091-093-007	0.32	R3	22	95%	0	6	0	SFR	1, 4, 5, 6	0.16	2.43	1921	No
51	136 S G St	085-163-015	0.26	R3	22	95%	0	4	0	SFR	1, 4, 5, 6	0.06	0.96	1903	Yes
52	125, 135 N N St	091-071-003, 091-071-004	0.48	R3	22	95%	0	10	0	Parking Lot	1, 4, 5, 6	0.00	0.01	N/A	Yes
53	205 N I St	091-063-008	0.4	R3	22	95%	0	7	0	SFR	1, 4, 5, 6	0.14	0.23	1898	Yes
54	403 W Walnut Ave	091-061-009	0.3	R3	22	95%	0	5	0	SFR	1, 4, 5, 6	0.15	1.88	1893	No
55	521 W Walnut Ave	091-053-008	0.4	R3	22	95%	0	7	0	SFR	1, 4, 5, 6	0.09	0.00	1939	Yes
56	333 N N St	091-011-002	0.49	R3	22	95%	0	10	0	Bingo Hall	1, 5, 6	0.32	1.42	Not Available	No
57	302 E Maple Ave, 418 N F St	087-251-001, 087-251-013	1	R3	22	95%	20	0	0	SFR	1, 4, 5, 6	0.01	0.02	1895	No
58	508 N G St	087-193-014	0.24	R3	22	95%	0	4	0	SFR	1, 5, 6	0.09	1.0	1904	Yes
59	531, 537 N K St	089-191-001, 089-191-002	0.4	R3	22	95%	0	7	0	SFR	1, 5, 6	0.15	2.07	1960	Yes
60	512 N L St	089-191-007	0.4	R3	22	95%	0	7	0	SFR	1, 4, 5, 6	0.07	0.46	1921	Yes
61	507 N L St	089-183-007	0.64	R3	22	95%	9	0	0	Four SFRs	1, 5, 6	0.36	0.85	Not Available	No

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62	1301 North A St	087-011-017	25	CF	N/A	n/a	40	30	0	School[1]	1, 5	0.18	0.00	Not Available	No
63	231 W Pine Ave	089-070-047	0.62	R3	22	95%	6	0	0	Two SFRs	1, 4, 5	0.11	0.44	Not Available	Yes
64	138 N B St	085-142-011	0.48	MU	44	70%	0	15	0	Assembly Hall, Parking Lot	1, 3, 4, 5	0.16	0.43	Not Available	No
65	112 N F St	085-131-020	0.4	MU	44	70%	0	0	12	Commercial Buildings	1, 3, 5	0.23	3.67	Not Available	No
66	129, 125, 117 N F St	085-123-003, 085-123-004, 085-123-005	0.56	MU	44	70%	7	10	0	Car Storage and Mechanic	1, 4, 5, 6	0.13	0.78	Not Available	Yes
67	905 E Ocean Ave	085-150-041	3.12	R2	14.5	89%	0	0	45	Elks Lodge, large parking lot	1, 3, 4, 5	0.16	3.02	Not Available	No
68	108-114 E Ocean Ave	085-162-002, 085-162-003, 085-162-004	0.32	OTC	44	46%	0	0	7	Parking lot	1, 3, 4, 5	0.00	0.53	N/A	No
69	108 E North Ave, 928, 936 N H St	087-040-053, 087-040-054, and 087-040-055	1.8	PCD (H Street Overlay)	n/a	59%[2]	10	0	7	Vacant parcels and single-story commercial structures	1, 2, 3, 5	0.11	1.23	N/A	Yes - 087-040-054, 87-040-055, and 087-040-056
70	913 N H Street	089-070-040	0.65	PCD (H Street Overlay)	n/a	59%[2]	24	0	10	Parking lot, and single-story retail structure.	1, 2, 3, 4, 5, 6	0.13	0.08	Not Available	No
71	204 W Oak Ave, 205 and 209 W Pine Ave	089-070-048, 089-070-050, and 089-070-051	2.5	PCD (H Street Overlay)	n/a	59%[2]	50	20	11	Large parking lot and vacant office building	1, 2, 3, 5, 6	0.23	2.63	Not Available	No
72	423 and 413 N G St	087-242-005, 087-242-017	0.72	CB (H Street Overlay)	n/a	59%[2]	13	0	10	2 older single-family homes	1, 4, 5, 6	0.06	0.75	1920, 1924	No
73	530 and 524 N I St	087-191-001, 087-191-014	0.56	CB (H Street Overlay)	n/a	59%[2]	18	0	0	Older car wash and stand-alone small restaurant	1, 5, 6	0.18	1.06	Not Available	No
74	638 N H St	087-131-001	0.79	PCD (H Street Overlay)	n/a	59%[2]	15	0	10	Car wash	1, 5, 6	0.08	1.43	Not Available	r
75	430 and 438 N H St	087-242-001, 087-242-015	0.4	CB (H Street Overlay)	n/a	59%[2]	0	0	13	Undeveloped used-car lot	3, 4, 5	0.00	0.18	N/A	Yes

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76	435 N G St	087-242-016	0.56	CB (H Street Overlay)	n/a	59%[2]	11	0	7	Large parking area with stand-alone Lompoc Grange Hall, older structure.	1, 3, 5, 6	0.20	1.03	Not Available	No
77	917 E Walnut Ave	085-110-026	2.9	PD/R-3	22	95%	29	29	0	Vacant	1, 2, 3, 4, 5	N/A	N/A	N/A	No
78	401 N H Street	087-241-006	0.29	CB (H Street Overlay)	n/a	59%[2]	0	0	9	Vacant, small commercial structure	1, 2, 3, 4, 5	0.33	1.71	Not Available	No
79	925 North F Street	087-040-028	3.44	R-3	22	95%	15	9	0	First United Methodist Church- only assuming housing on part of site	1, 3, 4, 5	0.15	13.10	Not Available	No
80	201 and 211 North A St	085-102-009 and 085-102-008	0.48	R-2	14.5	89%	0	0	5	Single-family houses	1, 4, 5	0.13	0.70	1935, 1953	No
81	901 North G Street	087-040-056	0.58	PCD (H Street Overlay)	n/a	59%[2]	6	0	9	Vacant	1, 4, 5	N/A	N/A	N/A	No
82	233 North H Street	085-081-018	0.32	OTC	44	46%	0	0	7	Vacant; demolished existing uses	1, 4, 5	0.00	0.00	N/A	No
83	921 North O Street	089-040-037	2.4	R-2	14.5	89%	0	0	17	Church with vacant land	1, 3, 4, 5	0.08	3.83	Not Available	No
84	1275 North V Street	093-070-036	3.1	R-2	14.5	89%	0	0	40	Vacant site with previous entitlement	N/A	0.00	N/A	N/A	No
Total: 1,467							**490**	**377**	**600**						

Notes
[1] School District plans to develop workforce housing and unit assumptions are based on feasibility study provided by District
[2] There is no maximum density within commercial zones within the H Street Overlay. Units in the inventory were conservatively estimated assuming half of the allowed FAR would be dedicated to residential uses and the average unit size would be 800 square feet.
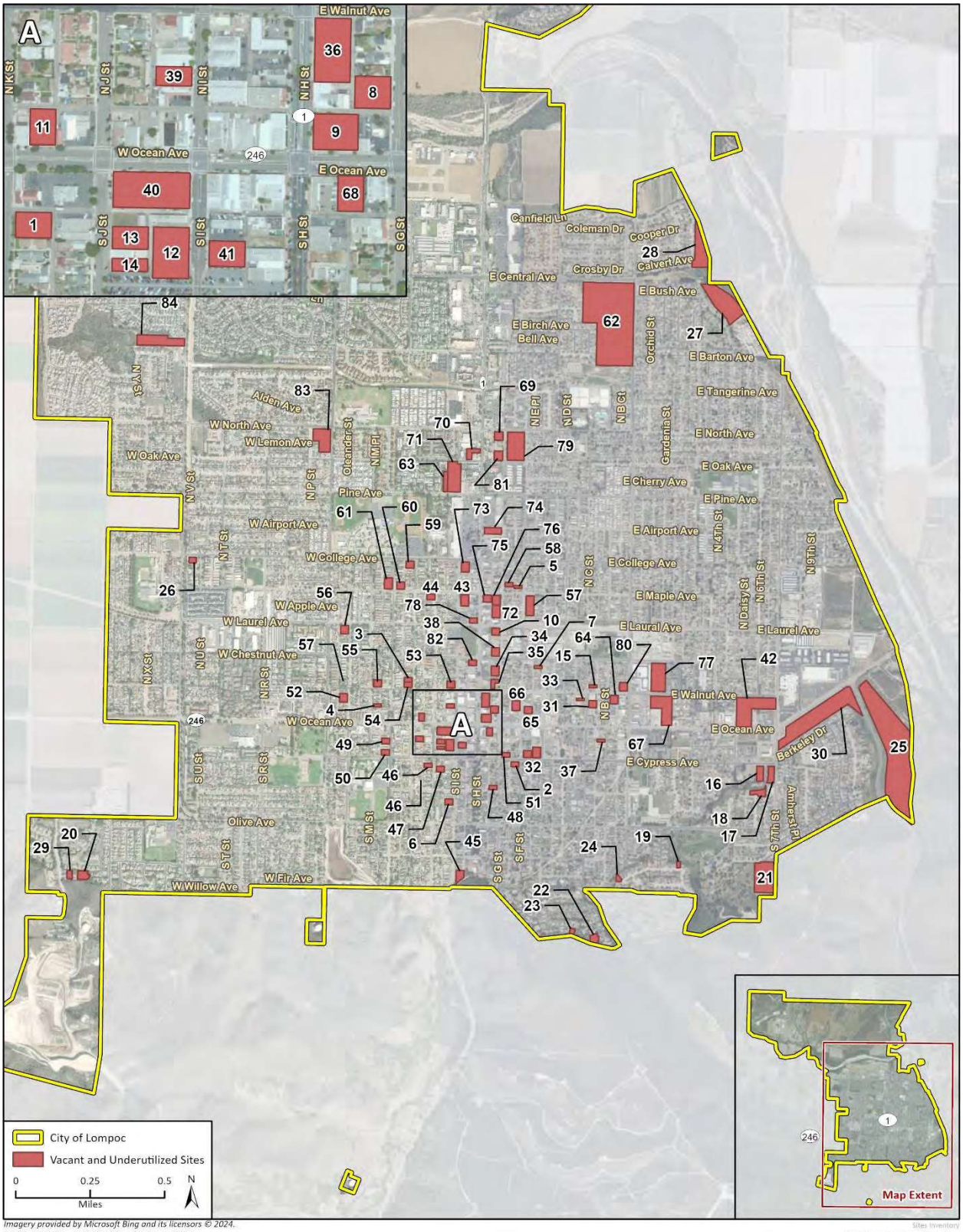
Figure H-6 Vacant and Underutilized Sites