

Table H-44 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 | Used in 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 | Yes |
| 2 | 220 E Cypress Ave | 085-203-001 | 0.28 | R3 | 22 | 95% | 0 | 6 | 0 | Vacant | N/A | Yes |
| 3 | 211 N K St | 091-061-008 | 0.26 | R3 | 22 | 95% | 0 | 5 | 0 | SFR | 1, 4, 5 | Yes |
| 4 | 116 N M St | 091-073-011 | 0.16 | R3 | 22 | 95% | 0 | 3 | 0 | Vacant | N/A | No |
| 5 | 507 N F St | 087-193-010 | 0.16 | R3 | 22 | 95% | 0 | 3 | 0 | Vacant | 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 | No |
| 7 | 233 N E St | 085-091-002 | 0.16 | R2 | 14.5 | 89% | 0 | 0 | 2 | Vacant | N/A | Yes |
| 8 | 121 N G St | 085-122-005, 085-122-006 | 0.4 | MU | 33 | 50% | 0 | 0 | 9 | Vacant | N/A | Yes |
| 9 | 107, 113 E Ocean Ave | 085-122-022, 085-122-010 | 0.56 | OTC | 44 | 75% | 18 | 0 | 0 | Vacant | N/A | Yes |
| 10 | 339 N G St | 085-021-014 | 0.4 | MU | 44 | 50% | 0 | 0 | 13 | Vacant/c ar storage | 1, 3, 4, 5 | Yes |
| 11 | 315 W Ocean Ave | 091-082-010 | 0.32 | OTC | 44 | 75% | 0 | 0 | 11 | Vacant | N/A | Yes |
| 12 | 127 S I St | 091-103-021, 091-103-022, 091-103-008 | 0.64 | OTC | 44 | 75% | 21 | 0 | 0 | Vacant | N/A | Yes |
| 13 | 118 S J St | 091-103-019 | 0.28 | OTC | 44 | 75% | 0 | 0 | 9 | Vacant | N/A | Yes |
| 14 | 126 S J St | 091-103-013 | 0.16 | OTC | 44 | 75% | 0 | 0 | 5 | Vacant | N/A | Yes |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|----------------------------|---------------------------------------|-------|--------|------------------------------|--------------------|--------------|-----------------|-----------------------|--------------------------|-----------------------------------|------------------------------------|
| 15 | 204 N C St | 085-101-012 | 0.16 | R2 | 14.5 | 89% | 0 | 0 | 3 | Vacant | N/A | Yes |
| 16 | 1406 E Cypress Ave | 085-260-007 | 1 | 7R1 | 6.2 | 92% | 0 | 0 | 6 | Vacant/ site paving | 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 | 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 | No |
| 19 | 913 Clemens Wy | 085-470-024 | 0.17 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | 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 | Yes |
| 21 | 1400 E Locust Ave | 085-310-009 | 4.46 | RA | 2.2 | 92% | 0 | 0 | 8 | Vacant | N/A | No |
| 22 | 633 S C St | 093-162-012 | 0.58 | 7R1 | 6.2 | 92% | 0 | 0 | 3 | Vacant | N/A | Yes |
| 23 | 30 Cambridge Dr | 093-162-028 | 0.25 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | Yes |
| 24 | 801 Clemens Wy | 085-470-009 | 0.21 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | No |
| 25 | Cabrillo Hwy | 083-060-017 | 29.75 | RA | 2.2 | 92% | 0 | 0 | 60 | Vacant | 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 | Yes |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|--------------------------------|---|-------|------------|------------------------------|--------------------|--------------|-----------------|-----------------------|--|-----------------------------------|------------------------------------|
| 27 | 1301 E Barton Ave | 087-011-027 | 6.21 | 7R1 | 6.2 | 92% | 0 | 0 | 35 | Vacant/ minor vehicle storage | N/A | No |
| 28 | 924 Calvert Ave | 093-051-006 | 3.34 | 7R1 | 6.2 | 92% | 0 | 0 | 18 | Vacant | N/A | No |
| 29 | 526 S Avalon St | 093-400-018 | 0.31 | 7R1 | 6.2 | 92% | 0 | 0 | 1 | Vacant | N/A | Yes |
| 30 | 1600 E Ocean Ave | 085-360-007 | 10.05 | MU | 28 | 50% | 0 | 150 | 130 | Vacant | N/A | No |
| 31 | 116 N C St | 085-141-012, 085-141-013 | 0.8 | MU | 44 | 50% | 0 | 0 | 7 | Duplex, Parking Lot | 3, 4, 5 | 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 | 90% | 19 | 0 | 0 | Parking Lot | 1, 3, 4 | Yes - 085-171-008 and 085-171-009 |
| 33 | 133 N C St | 085-133-002 | 0.13 | MU | 44 | 50% | 0 | 0 | 2 | SFR | 1, 4, 5 | Yes |
| 34 | 223, 227, 231 N G St | 085-082-003, 085-082-004, 085-082-005 | 0.56 | MU | 44 | 50% | 12 | 0 | 0 | Parking Lot | 3, 4, 5 | Yes |
| 35 | 211 N G St, 115 E Walnut Ave | 085-082-008, 085-082-010 | 0.36 | MU | 44 | 50% | 0 | 0 | 8 | Parking Lot | 3, 4, 5 | Yes |
| 36 | 122, 136 N H St | 085-122-020, 085-122-021 | 0.8 | OTC | 44 | 75% | 26 | 0 | 0 | Parking Lot | 3, 4, 5 | Yes |
| 37 | 117 S B St | 085-181-020 | 0.16 | MU | 44 | 50% | 0 | 0 | 4 | Parking Lot | 3, 4, 5 | Yes |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|-------------------------------------|---|-------|--------|------------------------------|--------------------|--------------|-----------------|-----------------------|----------------------|-----------------------------------|------------------------------------|
| 38 | 321 N G St | 085-021-004 | 0.48 | MU | 44 | 50% | 0 | 0 | 11 | Parking Lot | 3, 4, 5 | Yes |
| 39 | 119 N I St | 091-083-004 | 0.24 | OTC | 44 | 75% | 0 | 0 | 8 | Parking Lot | 3, 4, 5 | 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 | 75% | 29 | 0 | 0 | Parking Lot | 3, 4, 5 | No |
| 41 | 120 S I St | 085-161-021 | 0.32 | OTC | 44 | 75% | 0 | 0 | 11 | Parking Lot | 3, 4, 5 | 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 | No |
| 43 | 428 N I St | 087-241-001 | 0.64 | R3 | 22 | 95% | 13 | 0 | 0 | Commercial Buildings | 1,3,4,5 | No |
| 44 | 308 W Maple Ave | 089-232-001 | 0.32 | R3 | 22 | 95% | 0 | 6 | 0 | SFR | 1, 3, 4, 5, 6 | No |
| 45 | 514 S I St | 085-331-004 | 0.58 | R3 | 22 | 95% | 11 | 0 | 0 | Commercial Buildings | 5 | No |
| 46 | 226 S K St | 091-152-011 | 0.24 | R3 | 22 | 95% | 0 | 4 | 0 | SFR | 1, 5 | No |
| 47 | 207 S J St | 091-152-003 | 0.24 | R3 | 22 | 95% | 0 | 4 | 0 | Two SFRs | 1, 5, 6 | No |
| 48 | 210, 212 S J St | 091-153-019, 091-153-018 | 0.32 | R3 | 22 | 95% | 0 | 5 | 0 | SFR | 1, 2, 5, 6 | No |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|-----------------------------|--------------------------|-------|--------|------------------------------|--------------------|--------------|-----------------|-----------------------|---------------------|-----------------------------------|------------------------------------|
| 49 | 115 E Hickory Ave | 085-202-008 | 0.24 | R3 | 22 | 95% | 0 | 5 | 0 | Office Building | 1, 5 | No |
| 50 | 121 S L St | 091-093-016 | 0.32 | R3 | 22 | 95% | 0 | 6 | 0 | SFR | 1, 5, 6 | No |
| 51 | 137 L St | 091-093-007 | 0.32 | R3 | 22 | 95% | 0 | 6 | 0 | SFR | 1, 4, 5, 6 | No |
| 52 | 136 S G St | 085-163-015 | 0.26 | R3 | 22 | 95% | 0 | 4 | 0 | SFR | 1, 4, 5, 6 | Yes |
| 53 | 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 | Yes |
| 54 | 205 N I St | 091-063-008 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 4, 6 | Yes |
| 55 | 403 W Walnut Ave | 091-061-009 | 0.3 | R3 | 22 | 95% | 0 | 5 | 0 | SFR | 1, 6 | No |
| 56 | 521 W Walnut Ave | 091-053-008 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 4, 5, 6 | Yes |
| 57 | 203 N N St | 091-051-008 | 0.4 | R3 | 22 | 95% | 0 | 6 | 0 | Two SFRs | 6 | No |
| 59 | 333 N N St | 091-011-002 | 0.49 | R3 | 22 | 95% | 0 | 10 | 0 | Bingo Hall | 1, 5, 6 | No |
| 59 | 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 | No |
| 60 | 508 N G St | 087-193-014 | 0.24 | R3 | 22 | 95% | 0 | 4 | 0 | SFR | 1, 5, 6 | Yes |
| 61 | 531, 537 N K St | 089-191-001, 089-191-002 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 5, 6 | Yes |
| 62 | 512 N L St | 089-191-007 | 0.4 | R3 | 22 | 95% | 0 | 7 | 0 | SFR | 1, 4, 5, 6 | Yes |
| 63 | 507 N L St | 089-183-007 | 0.64 | R3 | 22 | 95% | 9 | 0 | 0 | Four SFRs | 1, 5, 6 | No |
| 64 | 1301 North A St | 087-011-017 | 25 | CF | N/A | n/a | 36 | 12 | 0 | School ¹ | 1, 5 | No |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|---------------------------------------|--|-------|------------------------|------------------------------|----------------------------------|--------------|-----------------|-----------------------|-------------------------------|-----------------------------------|--|
| 65 | 231 W Pine Ave | 089-070-047 | 0.62 | R3 | 22 | 95% | 6 | 0 | 0 | Two SFRs | 1, 4, 5 | Yes |
| 66 | 138 N B St | 085-142-011 | 0.48 | MU | 44 | 50% | 0 | 11 | 0 | Assembly Hall, Parking Lot | 1, 3, 4, 5 | No |
| 67 | 112 N F St | 085-131-020 | 0.4 | MU | 44 | 50% | 0 | 0 | 8 | Commercial Buildings | 1, 3, 5 | No |
| 68 | 129, 125, 117 N F St | 085-123-003, 085-123-004, 085-123-005 | 0.56 | MU | 44 | 50% | 6 | 10 | 0 | Car Storage and Mechanic | 1, 4, 5, 6 | Yes |
| 69 | 905 E Ocean Ave | 085-150-041 | 3.12 | R2 | 14.5 | 89% | 0 | 0 | 45 | Elks Lodge, large parking lot | 1, 3, 5 | No |
| 70 | 108-114 E Ocean Ave | 085-162-002, 085-162-003, 085-162-004 | 0.32 | OTC | 44 | 75% | 0 | 0 | 11 | Parking lot | 3, 4, 5 | No |
| 71 | 108 E North Ave, 928, 908, 936 N H St | 087-040-053, 087-040-054, 087-040-055, and 087-040-056 | 2.4 | PCD (H Street Overlay) | n/a | Half of allowed FAR ² | 0 | 7 | 7 | Vacant parcels | 1, 2, 3, 5 | Yes - 087-040-054, 87-040-055, and 087-040-056 |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|---------------------------------------|---|-------|------------------------|------------------------------|----------------------------------|--------------|-----------------|-----------------------|---|-----------------------------------|------------------------------------|
| 72 | 913 N H Street | 089-070-040 | 0.65 | PCD (H Street Overlay) | n/a | Half of allowed FAR ² | 9 | 8 | 0 | Parking lot, and single-story retail structure. | 1, 2, 3, 4, 5, 6 | No |
| 73 | 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 | Half of allowed FAR ² | 58 | 0 | 10 | Large parking lot and vacant office building | 1, 2, 3, 5, 6 | No |
| 74 | 423 and 413 N G St | 087-242-005, 087-242-017 | 0.72 | CB (H Street Overlay) | n/a | Half of allowed FAR ² | 18 | 0 | 0 | 2 older single-family homes | 1, 4, 5, 6 | No |
| 75 | 530 and 524 N I St | 087-191-001, 087-191-014 | 0.56 | CB (H Street Overlay) | n/a | Half of allowed FAR ² | 8 | 0 | 7 | Older car wash and stand-alone small restaurant | 1, 5, 6 | No |
| 76 | 638 N H St | 087-131-001 | 0.79 | PCD (H Street Overlay) | n/a | Half of allowed FAR ² | 11 | 0 | 11 | Car wash | 1, 5, 6 | Yes |
| 77 | 430 and 438 N H St | 087-242-001, 087-242-015 | 0.4 | CB (H Street Overlay) | n/a | Half of allowed FAR ² | 0 | 0 | 11 | Undeveloped used-car lot | 3, 4, 5 | Yes |

| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|------|------------------------|-----------------------------|-------|-----------------------|------------------------------|----------------------------------|--------------|-----------------|-----------------------|--|-----------------------------------|------------------------------------|
| 78 | 435 N G St | 087-242-016 | 0.56 | CB (H Street Overlay) | n/a | Half of allowed FAR ² | 8 | 0 | 7 | Large parking area with stand-alone Lompoc Grange Hall, older structure. | 1, 3, 5, 6 | No |
| 79 | 917 E Walnut Ave | 085-110-026 | 2.9 | PD/R-3 | 22 | 95% | 29 | 29 | 0 | Vacant | 1, 2, 3, 4, 5 | No |
| 80 | 401 N H Street | 087-241-006 | 0.29 | CB (H Street Overlay) | n/a | Half of allowed FAR ² | 0 | 0 | 8 | Vacant, small commercial structure | 1, 2, 3, 4, 5 | No |
| 81 | 925 North F Street | 087-040-028 | 3.44 | R-3 | 22 | 95% | 12 | 12 | 0 | First United Methodist Church - only assuming housing on part of site | 1, 3, 4, 5 | No |
| 82 | 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 | No |
| 83 | 901 North G Street | 087-040-056 | 0.58 | CB (H Street Overlay) | n/a | Half of allowed FAR ² | 10 | 3 | 3 | Vacant | 1, 4, 5 | No |

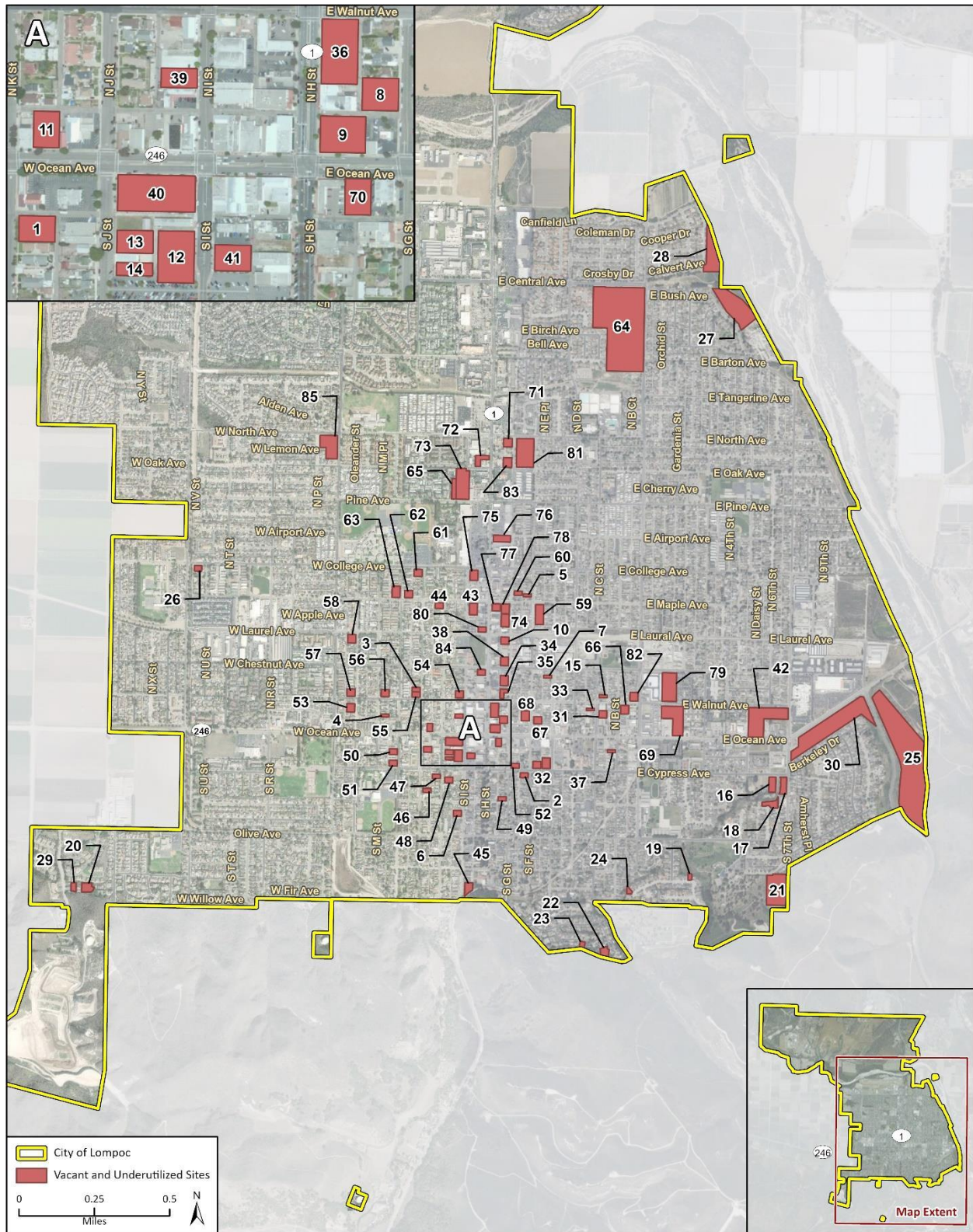
| Site | Address | APN | Acres | Zoning | Maximum Density (units/acre) | Realistic Capacity | Lower-Income | Moderate-Income | Above Moderate-Income | Existing Use | Identified Nonvacant Site Factors | Used in 5th Cycle Housing Element? |
|---------------------|--------------------|-------------|-------|--------|------------------------------|--------------------|--------------|-----------------|-----------------------|----------------------------------|-----------------------------------|------------------------------------|
| 84 | 233 North H Street | 085-081-018 | 0.32 | OTC | 44 | 75% | 0 | 0 | 14 | Vacant; demolished existing uses | 1, 4, 5 | No |
| 85 | 921 North O Street | 089-040-037 | 2.4 | R-2 | 145 | 89% | 0 | 0 | 17 | Church with vacant land | 1, 3, 4, 5 | No |
| Total: 1,407 | | | | | | | 489 | 366 | 552 | | | |

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



Imagery provided by Microsoft Bing and its licensors. © 2023.
 Additional data provided by City of Lompoc, 2023.

Sites Inventory
 Fig X Vacant and Underutilized Sites