

**UNDEVELOPED, UNDERUTILIZED & VACANT
COMMERCIAL PROPERTIES
WITHIN CITY OF LAKEPORT
September 3, 2015**



Prepared by:

Lake County Administration Department

Lake County Community Development Department

Executive Summary

Staff from the lake County Community Development Department and the Administration Department conducted field surveys in April and August of 2015 to document the vacant, undeveloped and under-utilized commercial properties within the current city limits of Lakeport. In preparing this report, staff also reviewed the Vacant Commercial lands Inventory prepared by the City of Lakeport in 2011. A total of 107 vacant, under-utilized or undeveloped commercial properties currently exist, as follows:

- 35 undeveloped commercial properties were identified totaling 64.2 acres
- 66 vacant commercial buildings and/or individual lease spaces were identified.
- 6 partially developed commercial parcels were identified that each have significant area available for additional development. Total remaining developable land on these parcels is conservatively estimated at 9 acres.

Photographs of each site are included in this report, with site addresses and current zoning district listed. There were a few other commercial properties that were not included in this survey because they appeared to be too steep to be practical for development. Also, the soon to be vacated Lakeport Police station located at 916 N. Forbes Street was not included in the totals, nor was their new site located in front of Kmart.

The City of Lakeport currently possesses a substantial amount of undeveloped and vacant commercial property. Its three main shopping centers account for a combined total of 27 of the vacant commercial spaces within the city limits. In addition, there are large undeveloped commercial parcels available to provide for future development needs, including a 15.6 acre parcel fronting Parallel Drive and Todd Road, six (6) parcels along Bevins Court and Bevins Street that total nearly 6.5 acres, a 19.5 acre parcel on Kimberly Lane, and 2 contiguous parcels on Specht Ct. totaling 1.8 acres. There are additional undeveloped, commercially-zoned parcels throughout the city limits that provide for future retail and professional office development opportunities in addition to the 66 currently vacant commercial buildings and lease spaces.

The majority of the undeveloped, vacant and underutilized land currently available within the City of Lakeport is zoned C2, Community Commercial and PO, Professional Office. In fact, there are only a few parcels zoned for heavy commercial use. In reviewing the pre-zoning map prepared by the City, County staff found that if the City annexes the South Main Street/Soda Bay Road commercial corridor, it will rezone most of the “C3”, Service Commercial properties to C2, Community Commercial that lie north of the Highway 175 intersection. This is concerning to the County given the City’s current limited amount of heavy commercial zoning and abundance of C2 and PO zoning. There are several vacant commercial properties within the City Limits that could be rezoned to C3 to provide for a broader range of future commercial and industrial development.

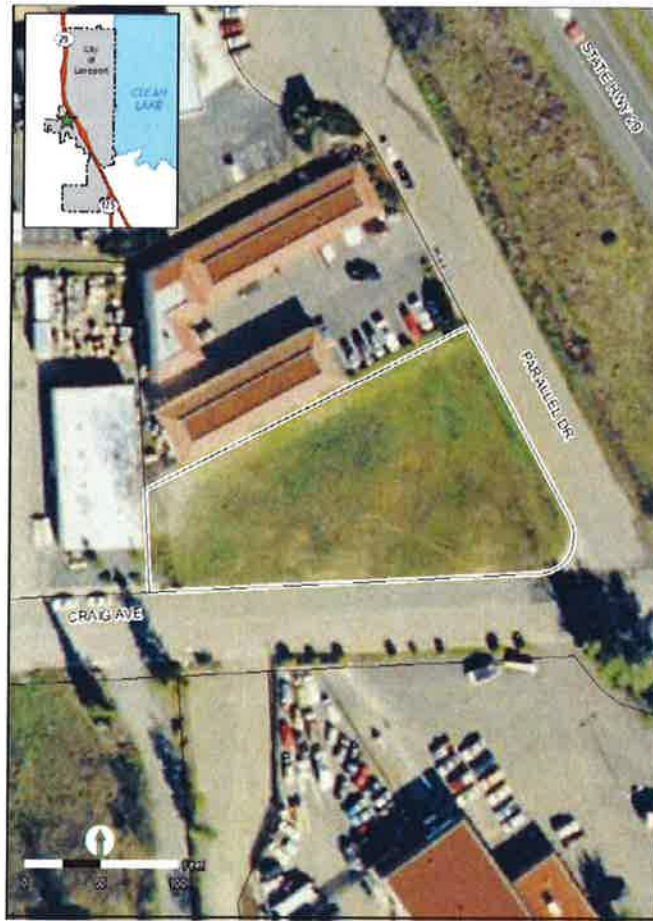
1842 Todd Road (Undeveloped; 15.62 acres zoned C2)



1319 Todd Road (Undeveloped 1.9 acre parcel zoned C2)



1224 Craig Avenue (Undeveloped .61 acre parcel zoned C3)



934 & 946 Bevis Ct. (Undeveloped, contiguous parcels totaling 1.41 acres, Zoned PO)



947 & 951 Bevin Court & 600 Bevins Street

(3 undeveloped contiguous parcels totaling 2.92 acres, Zoned C3)



902 Bevins Ct. (Undeveloped 2.14 acre parcel zoned PO)



2225 Specht Ct. (Undeveloped .89 acre parcel zoned C3)



2232 Specht Ct. (Undeveloped .93 acre parcel zoned C3 & adjacent to above parcel)



205 Kimberly Lane (Undeveloped 19.5 acre parcel, Zoned C2)



1405 South Main Street (Undeveloped, .54 acre adjoining 100 Kimberly Ln., zoned C2)



575, 605 & 695 South Main Street (3 Undeveloped contiguous parcels; .95 acre, zoned C2)



390 South Main St. (Undeveloped .50 acre lot zoned C2)



2 C Street (Undeveloped 4 acres zoned R5)



201 South Main St., (Undeveloped .14 acre lot Zoned CB)



340 Lakeport Boulevard and 325 & 345 Konocti Avenue
(3 contiguous undeveloped lots totaling .43 acre; zoned C2)



950 Forbes Street (Undeveloped .23 acre; zoned C2)



910 North Main Street (Undeveloped lakefront parcel, 1.0 acre usable; zoned C2 & R5)



670 Eleventh Street (Undeveloped .46 acre, zoned Professional Overlay)



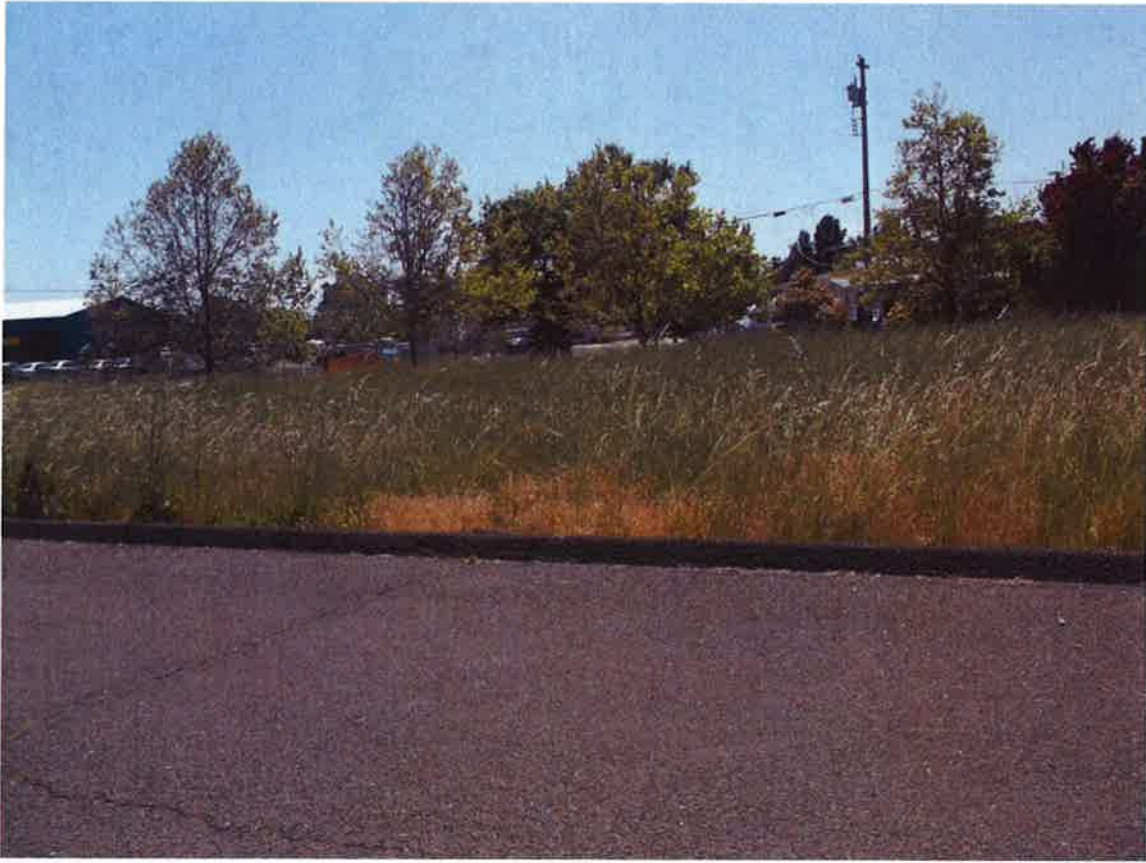
1231 Eleventh St. (Undeveloped .47 acre parcel zoned C1)



1095 North Main St. (Undeveloped .26 acre; zoned C2)



244 Peckham Ct. (Undeveloped .53 acre parcel zoned C2)



2210 South Main Street (Undeveloped 3.44 acre parcel zoned R5)

2230 South Main Street (Undeveloped .67 acre parcel zoned C2)



2033 S. Main Street (Undeveloped .72 acre parcel zoned C2)



1870 South Main Street (Undeveloped .54 acre parcel zoned C2)



2230 South Main Street (Undeveloped .68 acre parcel zoned C2)



1900 & 1930 South Main Street (2 undeveloped parcels, 2.2 acres & .65 acre; zoned C2)



301 Industrial Ave., underutilized large parcel (\pm 4.2 acres undeveloped Zoned I)



301 Industrial Avenue Vacant Building



390, 440 & 465 Campbell Lane, (3 underutilized, Industrial zoned parcels; 3.5 acres)



100 Kimberly Lane (under-utilized parcel with 1.3 acres undeveloped, Zoned C2)



1785 South Main St. (2 vacant, dilapidated buildings, zoned C3)



1605 South Main Street (Vacant Building, zoned C2)



373 & 377 Lakeport Boulevard (2 vacant commercial units, C2)



912 South Main Street vacant unit (zoned C2)



809 South Main St. (2 vacant commercial offices, zoned C2)



750 south Main Street (vacant building, zoned C2)



650 South Main Street (vacant building, zoned C2)



555 South Main Street (vacant building, zoned C2)



370 South Main Street (vacant building, zoned C2)



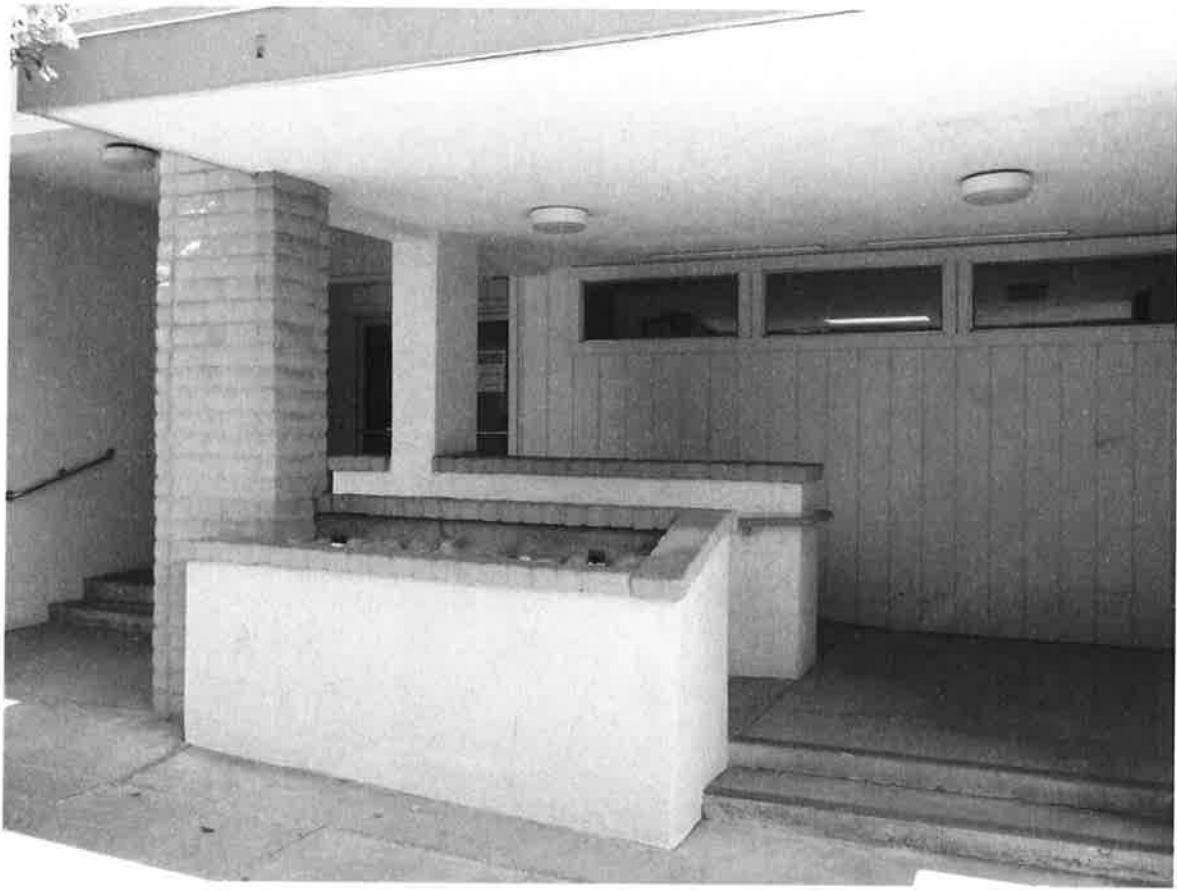
112 Armstrong Street (vacant 2nd building, zoned CB)



154 & 160 South Main Street (2 vacant units, zoned CB)



150 South Main Street (vacant bank building, zoned CB)



140A, 170, & 180 North Main Street (3 vacant units, zoned CB)



155 Park Street (vacant building, zoned CB)



1 First Street (vacant restaurant zoned R5)



155 Second Street (vacant, zoned CB)



60 Third Street (vacant building, zoned CB)



130 Third Street (vacant retail unit, zoned CB)



50 Fifth Street (vacant, dilapidated structure, zoned CB)



301 N. Forbes Street (vacant, zoned PO)



350 North Forbes Street (vacant, zoned CB)



390 North Forbes Street (vacant, zoned CB)



101 North Main Street (vacant retail, zoned CB)



160 North Main Street (vacant office, zoned CB)



302 North Main Street (vacant, zoned CB)



310 North Main Street (vacant, zoned CB)



610 North Main Street (vacant, zoned CB)



901 North Main Street (vacant, zoned C2)



1176 North Main Street (Vacant, zoned C2)



1843 North High Street (vacant building, zoned C2)



1833 North High Street (20,000 sq. ft. vacant building, zoned C2)



1839 North High street (3 vacant commercial units, zoned C2)



1860 North High Street (vacant, zoned C1)



979 & 1071 Eleventh Street (11 vacant units, zoned C2)





1171 Eleventh Street (2 vacant units, zoned C1)



910 Bevis Street (vacant building on approx. 1.4 acre parcel, Zoned C3)



818 Lakeport Boulevard (10 vacant commercial units and blight conditions, zoned C2)







916 North Forbes Street (pending vacancy when Lakeport Police Department relocates)

NOT INCLUDED IN TOTAL

