



# Significant Project Updates



Last updated August 2025

# Phases of Development Projects

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- **Processing Entitlements**- The project is in the process of seeking City approval for its proposed development.
- **Processing Building Permits**- The project is in the process of obtaining construction documents/permits.
- **Approved**- The project has acquired all permits required to start construction.
- **Under Construction**- The project is under construction.
- **Complete**- Project construction is finalized and ready for occupancy or is occupied.

# Development Projects

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[Link to Morgan  
Hill's Development  
Projects](#)

Residential Projects

Commercial Projects

Industrial Projects

# Residential Projects



# Borello Ranch Estates (Cochrane-Toll Brothers)

## Description:

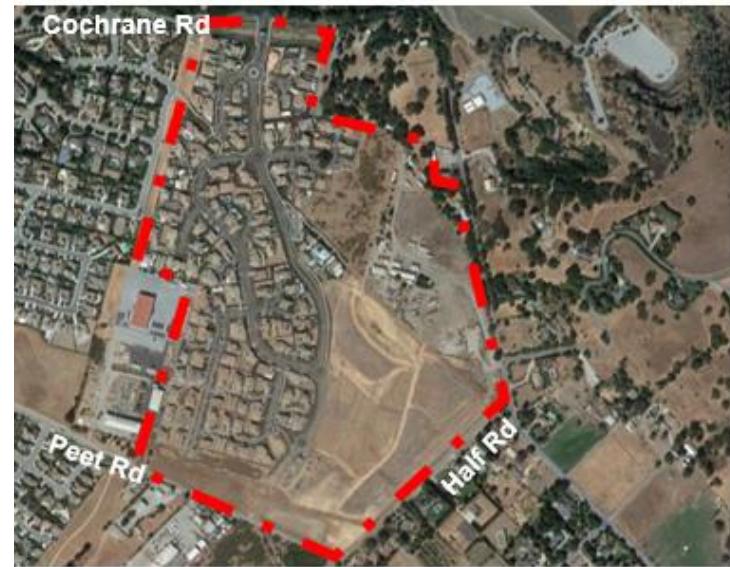
- 243 Single-family residential units

## Location:

- 122 Acres, located South of Cochrane Road between Peet Road and Half Road

## Status:

- Phase 1 and 2 Complete
- Phase 3 and 4 Under Construction



# Cochrane Commons (Phase 2)

## Description:

- Master-planned Mixed-Use Project with up to 498 multi-family units and rental units (75 affordable) and up to 135,000 SF of commercial



## Location:

- 33.5 Acres, located on the North-West corner of highway 101 & Cochrane Road



## Status:

- Phase 2 Planned Development Entitlements complete
- Individual Residential Projects to be submitted in future

# **Cochrane-DePaul (High Street No. Cal Development) (SB330-Builders Remedy)**

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## **Description:**

- 98 Single-family detached Homes
- 73 Townhome Style condominiums

## **Location:**

- 20.56 Acres, Located on the southwest corner of Cochrane Road and DePaul Dr.

## **Status:**

- Processing Entitlements



# Crosswinds (Half-Dividend)

## Description:

- 269 Multi-family units (40 affordable)

## Location:

- 31 Acres, located by Half Road to the East, Mission Boulevard and De Paul Drive

## Status:

- Under Construction



# Denova Homes (Monterey-Kerley)

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## Description:

- 93 Multi-family units (14 affordable)



## Location:

- 4.6 Acres, located at 19380 Monterey Road

## Status:

- Under Construction



# Diana-Dividend

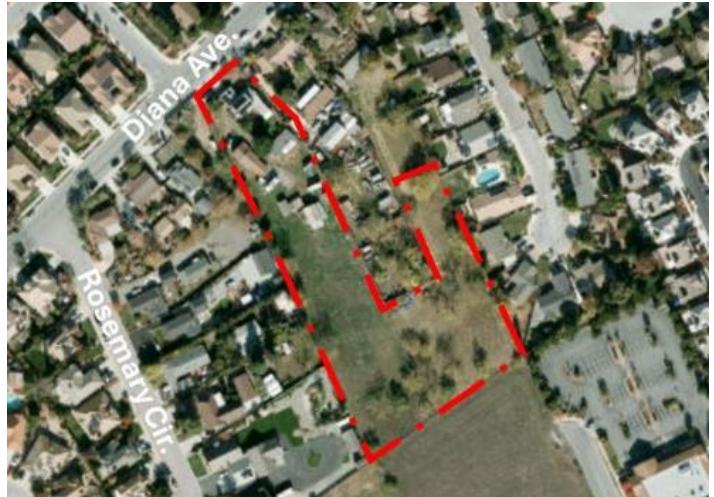
## Description:

- 23 two-story single-family residential units



## Location:

- 3.05 Acres, located at 730 and 760 Diana Avenue



## Status:

- Entitlements Approved

# Diana-Valley Oak

## Description:

- Total of 93 attached residential units



## Location:

- .5 Acres, located at 375 Diana Avenue



## Status:

- Entitlements Approved

# Edes – Alcini (TTLC Morgan Hill)

## Description:

- A total of 21 units, comprising of 3 townhome-style attached condominiums



## Location:

- 1.1 Acres, Located on West of Edes Court and Monterey Road

## Status:

- Processing Building Permits



# Edmundson - Pancal

## Description:

- Subdivision of project site into 8 two-story single-family residences

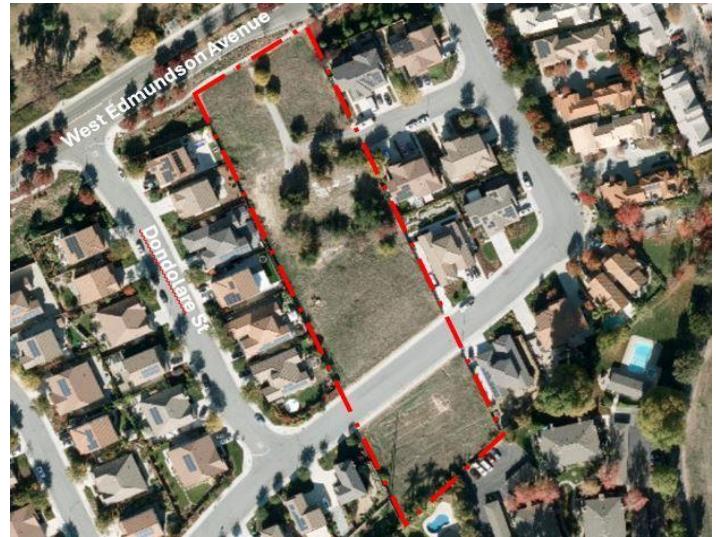


## Location:

- South side of Edmundson Avenue at 220 West Edmundson Avenue

## Status:

- Entitlements Approved



# LJ Commons (Barnell-Haren Properties)

## Description:

- 6-unit multi-family residential units consisting of 4 multi-family units and 2 accessory dwelling units (ADUs)



## Location:

- .2 Acres, located on the west side of Barnell Avenue



## Status:

- Processing Building Permits

# **Magnolias (Monterey-Eden/First Community Housing)**

## **Description:**

- 66 Rental units (100% affordable)

## **Location:**

- 1.5 Acres, located at 17965 Monterey Road, near Wright Avenue

## **Status:**

- Processing Building Permits



# Manzanita Park

## Description:

- 67 Multi-family units (10 affordable)

## Location:

- 5.8 Acres, located by Monterey Road and Tilton Avenue

## Status:

- Under Construction



# Monterey – DeNova (SB330 – Builders Remedy)

## Description:

- 319 Residential condominium units comprised of 79 Single-Family, 120 Townhomes, and 120 Condominiums



## Location:

- 4.6 Acres, located at 15570 Monterey Road



## Status:

- Processing Entitlements

# Monterey-AMG & Associates

## Description:

- 100 Multi-family units (100% affordable)



## Location:

- 1.89 Acres located at 17910 & 17920 Monterey Road

## Status:

- Processing Entitlements



# Myrtle – Myrtle Investments

## Description:

- 16-unit Townhome Style Condominiums



## Location:

- .68 Acres located at 30 & 50 Myrtle Avenue



## Status:

- Processing Entitlements

# New Horizons (Hill, Morgan Hill Devco, LLC)

## Description:

- 320 Multi-family units, 55 Age-restricted units

## Location:

- 69.43 Acres, located Northeast quadrant of Hill Road and Barrett Avenue

## Status:

- Processing Entitlements



# Peebles-Peebles Square, LLC.

## Description:

- 4 townhome Buildings
  - 7-plex, 5-plex, and two 4-plex structures

## Location:

- .9 Acres located 25 Peebles Avenue

## Status:

- Processing Entitlements



# Quail Vineyards

## Description:

- 14 Single-family detached residential lots

## Location:

- 18.54 Acres located on the Southwest corner of Watsonville Road and Santa Teresa Boulevard at 14905 Santa Teresa Boulevard

## Status:

- Entitlements Approved



# Rosewood (Lillian Commons) - Residential

## Description:

- 120 Multi-family units  
(9 affordable)



## Location:

- 19.67 Acres, located on the Southeast quadrant of Juan Hernandez and Barrett Avenue



## Status:

- Under Construction

# Spring-Giancola

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## Description:

- 23 Single-family units (3 affordable)



## Location:

- 2.7 Acres, located on Spring Avenue and Lone Hill Drives, 335 Spring Avenue

## Status:

- Processing Building Permits



# Tennant-Chiri

## Description:

- 106 attached townhome style condominiums

## Location:

- 6.35 Acres, located the Northeast corner of Butterfield Blvd. and Tennant Ave.

## Status:

- Processing Entitlements



# Tenant-Ten South Acquisitions (SB330-Builders Remedy)

## Description:

- 259 Multi-family attached units

## Location:

- 11.25 Acres, located on the southeast corner of Butterfield Blvd. and Tenant Ave.

## Status:

- Under Construction



# Tenant Square (Tenant-Osito)

## Description:

- 16 Multi-family units (2 affordable)

## Location:

- 0.99 Acres, located on Tenant Avenue, between Church Street and Vineyard Boulevard

## Status:

- Entitlements Approved



# The Gates (Monterey-City Ventures)

## Description:

- Mixed-use Project consisting of 49 multi-family units (7 affordable) and 5 commercial flex units



## Location:

- 3.8 Acres, located on the southwest quadrant of Monterey Road and Cochrane Road



## Status:

- Under Construction

# The Lumberryard (Depot-Latala)

## Description:

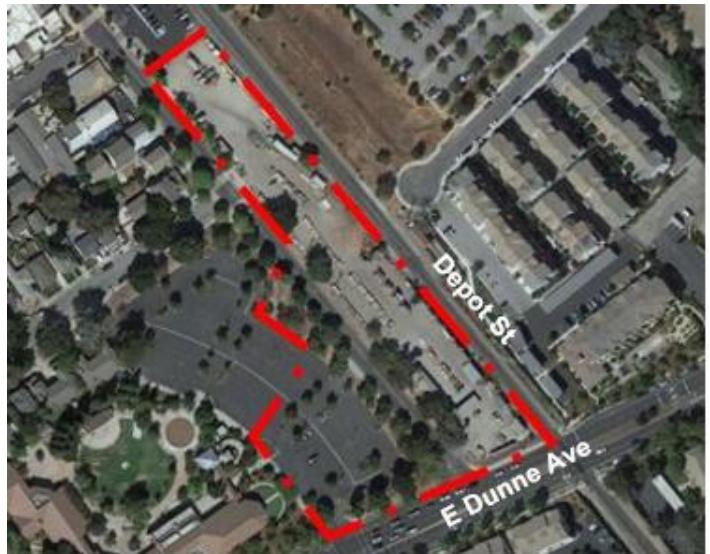
- 49 Multi-family units and 3,076 SF office in conjunction with realignment of Depot Street

## Location:

- East side of Depot Street, north of East Dunne Avenue

## Status:

- Under Construction



# Walnut Grove-Mahis Invesco

## Description:

- 9 Market-Rate units (5 single-family units and 4 duet-style units)

## Location:

- 2.172 Acres, located at the intersection of Diana Avenue & Walnut Grove Drive

## Status:

- Processing Building Permits



**EL E V A T I O N F R O M W A L N U T G R O V E D R I V E**



#### LEVEL FROM SAINT ARCHER WATERS



# W. Dunne-Robertson

## Description:

- 10 Townhome-style duets with two car garages

## Location:

- 1.14 Acres, located on the southwest quadrant of E. Dunne Avenue and Viewcrest Lane

## Status:

- Entitlements Approved



# Commercial Projects



# Hotel MOHI

## Description:

- 73-Room Boutique Hotel



## Location:

- 1.09 Acres, located on East of Monterey Road between 1<sup>st</sup> and 2<sup>nd</sup> Street



## Status:

- Under Construction

# Jarvis - Tenfold

## Description:

- 115-suite Residential Care Facility

## Location:

- Southwest quadrant of Evergreen Village, northeast of Jarvis Dr., and approx. 300 feet of Sutter Blvd.

## Status:

- Entitlements Approved



# Peak Avenue Residential Care Facility (Peak-Amas)

## Description:

- Residential care facility with 48 units

## Location:

- 1.94 Acres, located on Peak Avenue and West Dunne Avenue, 17090 Peak Avenue

## Status:

- Processing Building Permits



# Raising Cane's

## Description:

- 3,000sf. fast-food restaurant with drive-through



## Location:

- 1.90 Acres, located on the southeast corner of Cochrane Road and Butterfield Boulevard



## Status:

- Under Construction

# Rosewood (Lillian Commons) – Medical Mixed Use

## Description:

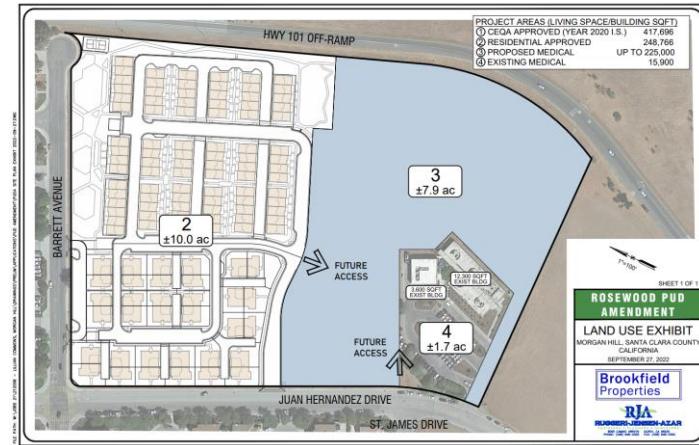
- Entitlements approved for a 124,500 square foot medical/commercial development. Application is for an additional 150,000 square feet of capacity to expand medical footprint.

## Location:

- 10.07 Acres, located at the southeast corner of Juan Hernandez Drive and Barrett Avenue

## Status:

- Processing Entitlements



# West Hills Community Church

## Description:

- Remodel and expansion of an existing community assembly facility

## Location:

- 5.75 Acres, located on 16695 De Witt Avenue

## Status:

- Processing Entitlements



# World Oil

## Description:

- Reconstruction of existing gas station

## Location:

- .48 Acres, located on 16720  
Monterey Road

## Status:

- Under Construction



# Industrial Projects



# Jacqueline-March Capital Management

## Description:

- 35,384 SF Manufacturing/Research Building



## Location:

- 2.18 Acres, located at the corner of Barrett Avenue and Jacqueline Court, 16175 Jacqueline Court



## Status:

- Processing Building Permits

# Mersho Investments

## Description:

- Six separate industrial buildings totalling 420,000 square feet.

## Location:

- Six sites totalling 22.76 Acres, located throughout Madrone Parkway and Jarvis Drive

## Status:

- 5 sites - Processing Entitlements
- 760 Jarvis - Processing Building Permits

