

# City of Morgan Hill

## Vacant and Underutilized Residential Land Inventory w/in (e) City Limits

<b>Single Family</b>	<b>Acres</b>	<b>Units</b>	<b>Single Family</b>	<b>Acres</b>	<b>Units</b>
Available	134	266	Available + Constrained	267	352
Constrained	133	86			
New Project	29	19			
Entitled	60	67			
<b>SF Total</b>	<b>355</b>	<b>438</b>			
<b>Multi-Family</b>	<b>Acres</b>	<b>Units</b>	<b>Multi-family</b>	<b>Acres</b>	<b>Units</b>
Available	33	439	Available + Constrained	63	769
Constrained	29	330			
New Project	29	231			
Entitled	24	450			
<b>MF Total</b>	<b>116</b>	<b>1,450</b>			
<b>Grand Total</b>	<b>471</b>	<b>1,888</b>	<b>Total Available + Constrained</b>	<b>330</b>	<b>1,121</b>

### Vacancy Categories

VA = Vacant and Available (no apparent constraints on at least a portion of site, no entitlements)

VCn = Vacant, but Constrained by natural and/or other feature(s)

VCo = Vacant, but Constrained by property owner unwilling to develop

NP = Vacant w/ New Project on-file (not yet entitled)

VE = Vacant w/ one or more Planning processes completed, but not under construction

Single Family = OS - Open Space, RE - Residential Estate, RDL & M - Residential Detached Low and Medium

Multi-Family = MUF - Mixed Use Flex, RAL & M - Residential Attached Low & Medium, MU - Mixed Use

\* Inventory through 9/28/2018 with Planning Commission 2/12/2019 recommendation to split Constrained Category



ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	NOTES	UNITS (entitled, proposed, or estimated)
2	77307021	0.74	16870 PRICE CT	RE	RDL 20,000	VA	Dense trees, steep, constrained access off cul-de-sac	1
3	76403024	0.90	2105 ROCKY RIDGE RD	RE	RE 1	VA		1
4	76430006	1.03	CASTLE LAKE CL	RE	RE 1	VA		1
5	76403017	1.08	BLACK OAK CT	RE	RE 1	VA		1
6	76403003	1.08	2200 ROLLING HILLS DR	RE	RE 1	VA		1
7	76431037	1.16	640 SPARHAWK DR	RE	RE 1	VA		1
8	76445021	1.27	18580 CASTLE HILL DR	RE	RE 1	VA		1
9	76403023	1.29	2055 ROCKY RIDGE RD	RE	RE 1	VA		1
10	76403030	1.69	18025 WOODLAND AV	RE	RE 1	VA		1
11	76445031	1.95	CASTLE HILL DR	RE	RE 1	VA	slope	1
12	76445007	2.27	18470 CASTLE HILL DR	RE	RE 1	VA	slope	1
13	76445030	2.34	CASTLE HILL DR	RE	RE 1	VA	slope	1
14	77332011	2.85	18200 SABINI CT	RE	RE 1	VA	Existing house at back of lot, creek runs through front	1
15	76429038	2.96	975 LLAGAS RD	RE	RE 1	VA	Existing house middle of lot, Llagas Creek at back 1/3	1
17	77332012	3.55	1092 LLAGAS RD	RE	RE 1	VA	Existing house, creek runs through back of lot	2
18	72802004	3.79	E DUNNE AV	RE	RE 1	VA		3
19	77332010	3.80	1100 LLAGAS RD	RE	RE 1	VA	Existing house, creek bisects lot	2
21	76429037	4.81	1005 LLAGAS RD	RE	RE 1	VA	Existing house middle, Llagas Creek back 1/2, vacant front	1
22	72802006	8.27	2275 E DUNNE AV	RE	RE 1	VA	Existing house	5
		<b>46.82</b>						<b>27</b>
24	76703001	10.02	155 W DUNNE AV	RE	RE 2.5	VCn	Existing house, steep, extensive tree cover, limited access	2
26	76429035	2.50	18414 LLAGAS CREEK DR	RE	RE 1	VCn	Need to extend Llagas Creek Drive	2
29	77328014	4.10	1045 APPIAN WY	RE	RE 1	VCn	Hillside, fully developed, no access from Sunnyside Av	1
31	76427027	9.40	18580 MURPHY SPRINGS CT	RE	RE 2.5	VCn	Hillside, Serpentine, steep, no access, existing large house	1
32	76430001	8.00	965 LLAGAS RD	RE	RE 1	VCn	Hillside, serpentine, designated OS	1
33	76427024	22.71	18450 SHADOW BROOK WY	RE	RE 2.5	VCn	Hillside, serpentine, no access, steep	1
34	76428007	48.94	LLAGAS VISTA DR	RE	RE 1	VCn	Hillside, serpentine, PG&E lines, creek, designated OS	1
		<b>105.67</b>						<b>9</b>
16	76703036	3.10	W DUNNE AV	RE	RE 1	NP	Steep, adj. to future Hale extension. PG&E power lines	1
23	72802003	8.33	2275B E DUNNE AV	RE	RE 1	NP	2 streets stubbed to property, will extend through to adj.	6
25	77902023	17.27	14905 SANTA TERESA BL	RE	RE 1	NP	Allocations expired, creek, Zoning requires 2 & 1.5ac lots	12
		<b>28.70</b>						<b>19</b>



ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	NOTES	UNITS (entitled, proposed, or estimated)
35	72807045	0.28	1970 DIANA AV	RDL	RDL 12,000	VA		1
36	72618039	0.29	17500 WALNUT GROVE DR	RDL	RDL 12,000	VA		1
37	72807007	0.31	1860 DIANA AV	RDL	RDL 12,000	VA	Large accessory building for adjacent home	1
38	72924018	0.33	15860 JACKSON OAKS DR	RDL	RPD	VA		1
39	72807033	0.36	17422 MICHELLE CT	RDL	RDL 12,000	VA		1
40	72921018	0.37	16050 JACKSON OAKS DR	RDL	RPD	VA		1
41	72918015	0.37	16335 JACKSON OAKS DR	RDL	RPD	VA		1
42	72807058	0.43	17450 CRISTINA CT	RDL	RDL 12,000	VA		1
43	72935005	0.49	17245 QUAIL CT	RDL	RDL 20,000	VA		1
44	72911003	0.53	16595 OAK VIEW CL	RDL	RPD	VA		1
45	72930001	0.54	COPPER HILL DR	RDL	RDL 20,000	VA		1
46	72939041	0.57	17550 HOLIDAY DR	RDL	RDL 20,000	VA		1
47	72942006	0.62	17585 BLUE JAY DR	RDL	RDL 20,000	VA		1
48	72916025	0.63	OAKWOOD CT	RDL	RPD	VA		1
49	72943022	0.63	17606 RACCOON CT	RDL	RDL 20,000	VA		1
50	72905017	0.65	17055 OAK LEAF DR	RDL	RDL 12,000	VA		1
56	77308016	0.70	16775 DE WITT AV	RDL	RDL 12,000	VA	Existing house(s), limited access to rear, slope	1
51	76409004	0.72	280 TILTON AV	RDL	RDL 12,000	VA	W/ minor exception could allow subdivision	2
52	77308081	0.73	PRICE DR	RDL	RDL 12,000	VA		1
53	72929017	0.75	17064 SHADY LANE DR	RDL	RDL 20,000	VA		1
54	76431035	1.03	660 SPARHAWK DR	RDL	RE 1	VA		1
55	72918016	1.04	16325 JACKSON OAKS DR	RDL	RPD	VA	limited access	1
		<b>12.36</b>						<b>23</b>

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57	76423002	0.16	DEL MONTE AV	RDM	RDL 7,000	VA	accessory structures for adjacent parcel/home to west	1
58	72636007	0.55	ROSE AV	RDM	RDL 7,000	VA	Portion of existing house extends onto lot	2
59	76427003	0.69	VIA LOMA	RDM	RE 2.5	VA		1
60	72636078	0.74	PEEBLES AV	RDM	RDL 7,000	VA		3
61	72642008	0.84	BURNETT AV	RDM	PUD	VA	part of parking lot	3
62	72609024	1.20	761 DAKOTA DR	RDM	RDL 7,000	VA	Existing house	5
63	72609004	1.21	765 DAKOTA DR	RDM	RDL 7,000	VA	Existing house	4
64	76721015	2.37	220 W EDMUNDSON AV	RDM	RDL 9,000	VA		9
67	81760019	2.43	16675 NINA LN	RDM	RDL 12,000	VA	Existing house Nina Ln frontage	4
65	72607021	2.76	17364 WALNUT GROVE DR	RDM	RDL 9,000	VA		12
66	81720031	61.99	HILL RD	RDM	RDL 7,000 (RPD)	VA		172
		<b>74.94</b>						<b>216</b>
69	76702027	0.21	EVERGREEN DR	RDM	RDL 7,000	VCn	Evergreen Drive not yet built	1
70	76702028	0.21	EVERGREEN DR	RDM	RDL 7,000	VCn	Evergreen Drive not yet built	1
71	76702026	0.23	EVERGREEN DR	RDM	RDL 7,000	VCn	Evergreen Drive not yet built	1
72	76702012	0.81	EVERGREEN DR	RDM	RDL 7,000	VCn	Evergreen Drive not yet built	3
77	76424013	1.10	18680 HALE AV	RDM	RDL 7,000	VCn	Existing house, creek bisects lot, limited access	4
73	76731033	1.26	15560 SUNNYSIDE AV	RDM	RDL 7,000	VCn	Future Hale Ave RoW, PG&E high voltage power lines	3
74	76432025	1.57	18200 CHRISTEPH DR	OS/RDM	RDL 9,000	VCn	Llagas Creek, future street	2
75	76702013	1.96	EVERGREEN DR	RDM	RDL 7,000	VCn	Evergreen Drive not yet built	5
76	72836012	19.91	1485 COCHRANE RD	RDM	RDL 9,000	VCo	Existing house, owner unwilling to sell/develop	57
		<b>27.26</b>						<b>77</b>
79	81760057	1.71	SAN PEDRO AV	RDM	RDL 7,000	VE		6
78	72607089	2.04	17374 WALNUT GROVE DR	RDM	RDL 9,000	VE		9
66	81720031	7.42	HILL RD	RDM	RDL 7,000 (RPD)	VE	Awarded 22 allotments on 7.42 acres in 2017/18 RDCS	22
68	72609002	4.31	DIANA AV	RDM	RDL 7,000	VE	Awarded allotments in 2017/18 RDCS	23
		<b>15.48</b>						<b>60</b>

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81	81702025	0.99	SAN PEDRO AV	MUF	MU-F	VA		6
80	76717046	2.92	16595 MONTEREY RD	MUF	MU-F	VA	Creek at rear of site. Allotments expired.	30
		<b>3.91</b>						<b>36</b>
83	76718046	1.10	MONTEREY RD	MUF	MU-F	VCn	Limited access, creek setback & turnaround req'd	5
		<b>1.10</b>						<b>5</b>
82	76717047	2.03	COSMO AV	MUF	MU-F	NP	Creek at rear of site.	0
		<b>2.03</b>						<b>0</b>



ID	APN	ACRES	ADDRESS	GENERAL PLAN	ZONING	VACANCY CATEGORY	NOTES	UNITS (entitled, proposed, or estimated)
106	76712012	0.21	BARNELL AV	RAM	RAM	VA		3
103	72602016	2.30	Walnut Grove	RAM	RAL 3,000	VA	Walnut Grove Extension will go through lot	23
104	72612004	4.26	DIANA AV	RAM	RAL 3,500	VA	w/ (e) house on 72612001.	65
		<b>6.78</b>						<b>91</b>
108	72602012	4.69	E DUNNE AV	RAM/MUF	RPD/PUD	VCo	Unwilling to sell/develop	84
107	81709036	5.28	JUAN HERNANDEZ DR	RAM	RAM	VCo	Unwilling to sell/develop	78
109	81709055	6.31	TENNANT AV	RAM	RAM	VCo	Unwilling to sell/develop	93
		<b>16.28</b>						<b>255</b>
105	72602007	3.50	DIANA AV	RAM	RAM	VE	awarded allotments, 20+13+13	46
110	81712020	0.00	CONDIT RD	RAM	RAM	VE	Entitled. Parcel at ne/c Condit & San Pedro	0
100	72625061	8.49	JARVIS DR	RAM	RAM	VE	MWest	
101	72625079	5.65	JARVIS DR	RAM	RAM	VE	MWest	
102	72625078	5.36	BUTTERFIELD BL	RAM	RAM	VE	MWest allotted	389
		<b>23.00</b>						<b>435</b>

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111	72613030	0.18	80 E 4TH ST	MU	MU-D	VA	1/3 parking, 2/3 vacant	2
112	81701078	0.19	MYRTLE AV	MU	MU-N	VA		2
113	81701018	0.19	MONTEREY RD	MU	MU-N	VA		2
114	76708016	0.23	MONTEREY RD	MU	MU-D	VA		2
115	72623019	0.86	E MAIN AV	MU	MU-N	VA	Junkyard	15
125	72623020	0.96	MONTEREY RD	MU	MU-N	VA	Allotments expired	12
116	72613049	2.16	DEPOT ST	MU	MU-D	VA	Lumber yard	48
117	72623018	2.46	95 E MAIN ST	MU	MU-N	VA	Tool rental	44
118	72615071	6.19	17295 BUTTERFIELD BL	MU	MU-D	VA	Park and Ride Lot	123
		<b>13.43</b>						<b>250</b>
122	72623008	1.00	17620 MONTEREY RD	MU	MU-N	VE	Gunter Lofts. In for Building Permits	15
		<b>1.00</b>						<b>15</b>