

# Cranford Mixed Use Development

PR-2021-000771 (Site Plan Review)

**Community & Economic  
Development Department**

Planning Commission  
Agenda Item: 4  
July 8, 2021

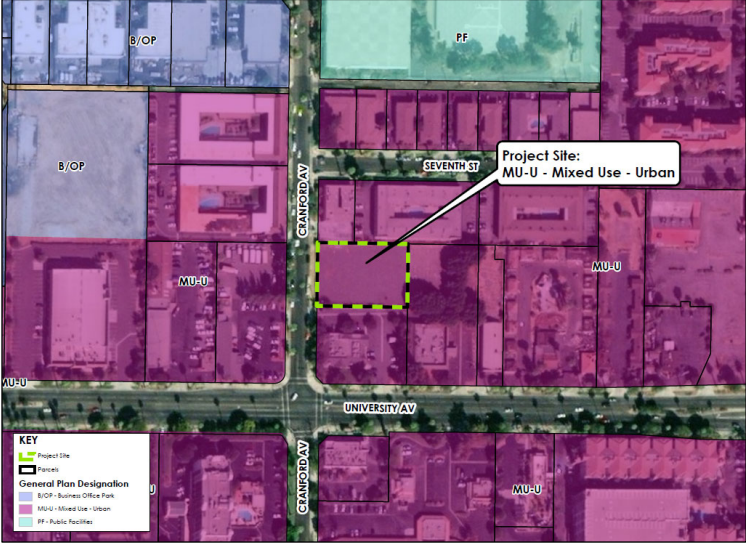
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## LOCATION MAP



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# GENERAL PLAN MAP



**KEY**

- Project Site
- Parcel

**General Plan Designation**

- B/OP - Business Office Park
- MU-U - Mixed Use - Urban
- PF - Public Facilities



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# SPECIFIC PLAN MAP



**KEY**

- Project Site
- Parcel
- University Ave Specific Plan - Subdistrict 3

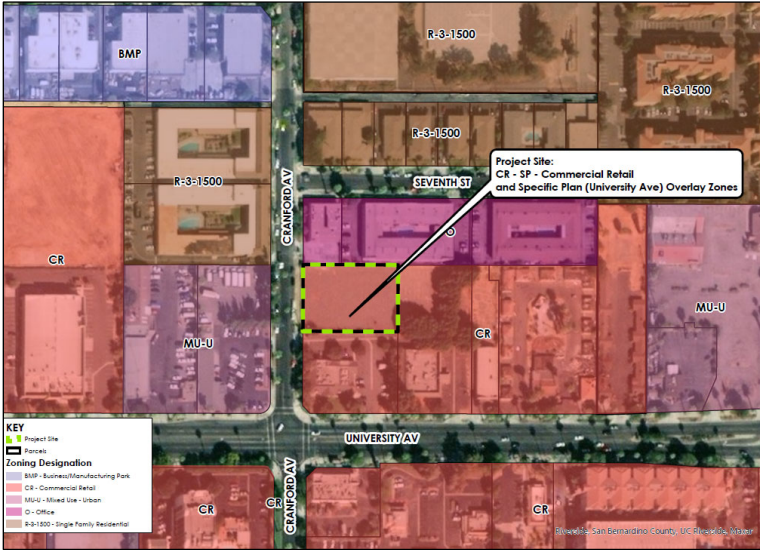


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# ZONING MAP



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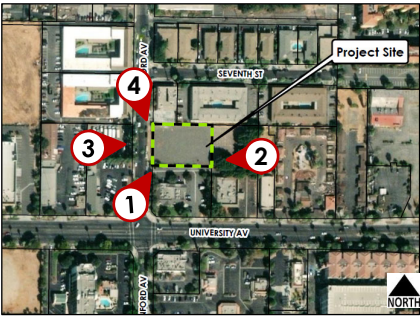
# EXISTING SITE PHOTOS



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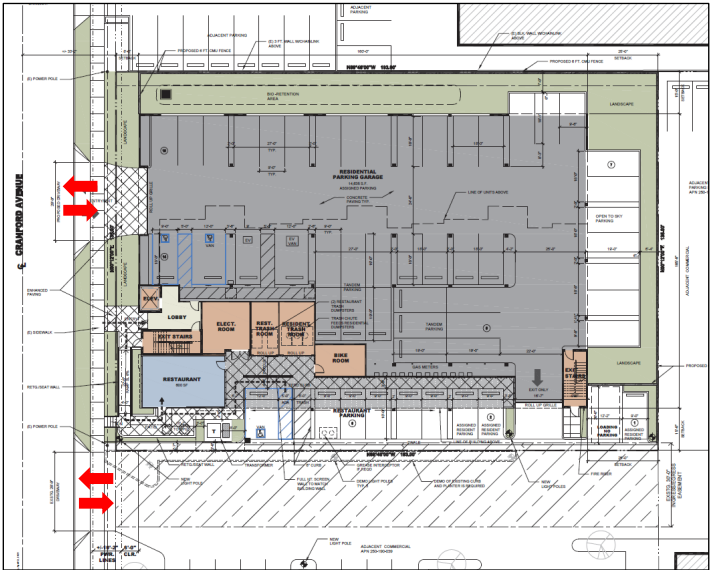
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# SITE PLAN

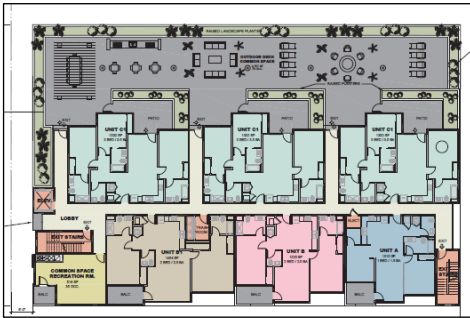


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# FLOOR PLAN – 2<sup>ND</sup> AND 3<sup>RD</sup> STORIES



2<sup>ND</sup> STORY



3<sup>RD</sup> STORY

- Unit A – 1 bedroom
- Unit B – 2 bedroom
- Unit B1 – 2 bedroom
- Unit C1 – 3 bedroom
- Lobby/Corridor
- Stairs/elevator
- Recreation rooms
- Outdoor open space



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# FLOOR PLAN – 4<sup>TH</sup> AND 5<sup>TH</sup> STORIES



4<sup>TH</sup> STORY



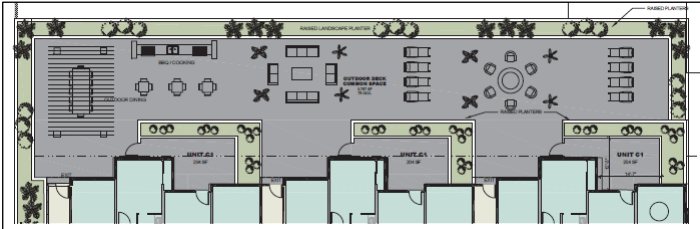
5<sup>TH</sup> STORY

- Unit A – 1 bedroom
- Unit B – 2 bedroom
- Unit B1 – 2 bedroom
- Unit C1 – 3 bedroom
- Lobby/Corridor
- Stairs/elevator
- Recreation rooms
- Outdoor open space

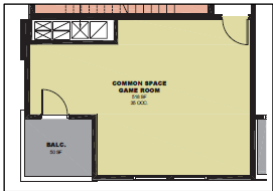


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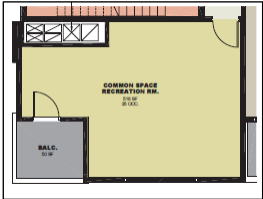
# OPEN SPACE



Open Space Deck



Game Room



Recreation Room



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# BUILDING ELEVATIONS



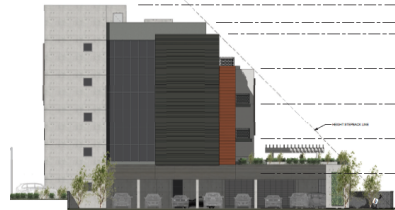
West Elevation (Cranford Avenue)



South Elevation



North Elevation



East Elevation



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# RENDERINGS



NORTHWEST STREET VIEW



NORTHEAST VIEW

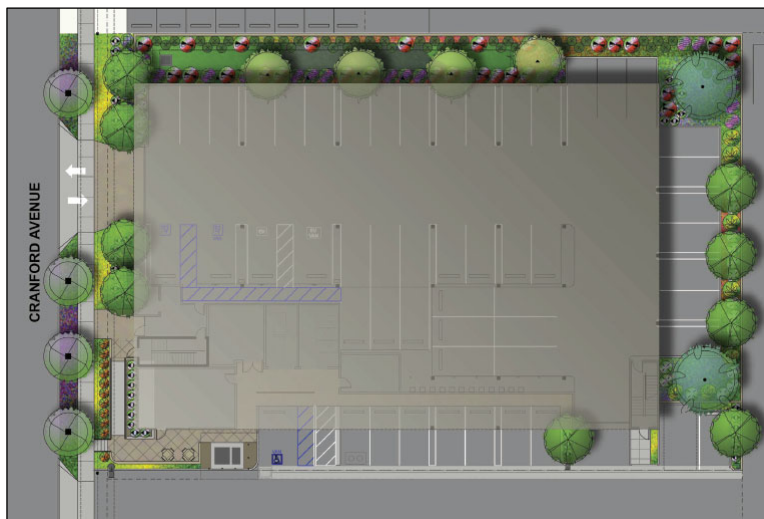


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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2021-000771 (Site Plan Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



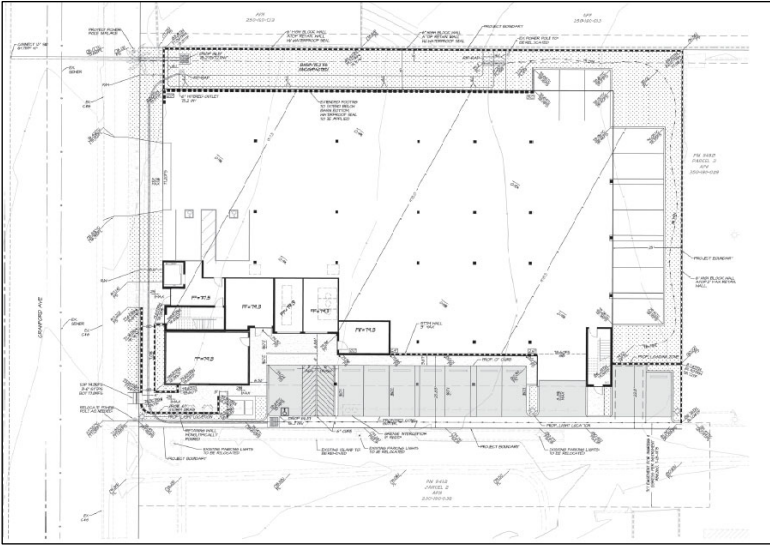
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# GRADING PLAN

REFERENCE ONLY



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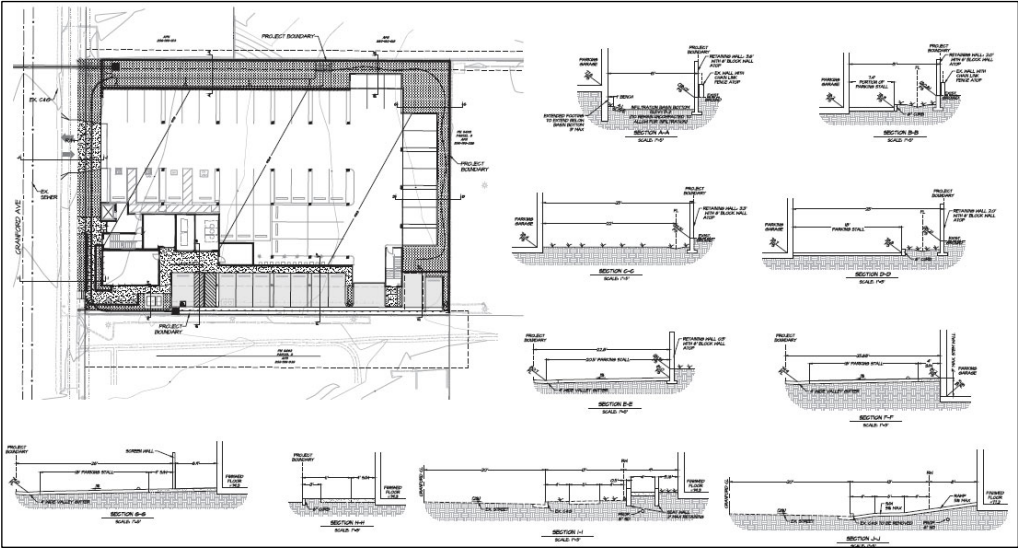


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# GRADING PLAN

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