

# ***Crime Prevention Through Environmental Design***



## **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

### **CPTED DEVELOPMENT REVIEW**

**DATE:** JUNE 29, 2021  
**PROJECT NAME:** TALBERT/NEWLAND CONDOS  
**PROJECT LOCATION:** 8371-8375 TALBERT AVE.  
**ASSIGNED PLANNER:** RICKY RAMOS  
**PLAN REVIEWER:** JAN THOMAS, CPTED CONSULTANT - HBPD  
**TELEPHONE/E-MAIL:** (949) [290-1604/iae@cox.net](mailto:290-1604/iae@cox.net)

### **PROJECT DESCRIPTION: CONSTRUCTION OF NEW TOWNHOMES**

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements, which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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#### **COURTYARD AND OPEN SPACE:**

The open space in each courtyard may create conflict between residents with dogs, and children who play in that area. Consider designating an area exclusively for dogs, possibly utilizing a small strip of common open space as a dog run. Provide dog waste bags and a trash receptacle.

#### **PROJECT ACCESS:**

Clearly post signs at the entrance driveway to enable motorists to enter the property quickly from Newland without confusion or hesitation.

Avoid placing equipment, trash dumpsters, or trees close to the northern wall to prevent climbing over the wall to and from the adjacent neighborhood.

#### **LIGHTING AND LANDSCAPING:**

Use lighting and landscaping in the parking area/drive aisle, and especially the easement, to allow and maintain high visibility in this area.