

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: JULY 2, 2022

PROJECT NAME: BRANDYWINE HOMES 130 UNIT TOWNHOMES –
DEVELOPER’S RESPONSE

PROJECT LOCATION: 7225 EDINGER AVENUE

ASSIGNED PLANNER: JOANNA CORTEZ

PLAN REVIEWER: JAN THOMAS, CPTED CONSULTANT - HBPD

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PROJECT DESCRIPTION: 130-UNIT ATTACHED TOWNHOMES - REVISED

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.

LANDSCAPING, LIGHTING AND VISIBILITY

Developer’s comments state, “The proposed project includes lushly landscaped corridors and walking paths throughout the community.”

POLICE COMMENT: Landscaping shall remain low, and the canopies of trees should hang no lower than 6 feet from the ground up. Ground landscaping shall remain at a height preferably no higher than 2 feet from the ground. The intention is to allow the optimal amount of visibility, as well as ensure the landscaping does not interfere with the effectiveness of the lights.

NOTE: The developer mentions enhanced paving and defined community areas. These are beneficial attributes for a well-defined community.