

Crime Prevention Through Environmental Design



CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE: April 25, 2017
PROJECT NAME: Autumn Care Assisted Living
ASSIGNED PLANNER: Ricky Ramos
REQUEST: To review proposed senior residential care facility consisting of 44 units.
LOCATION: 19101 Garfield
PLAN REVIEWER: Jan Thomas
TELEPHONE/E-MAIL: (949) 290-1604/jckthomas@cox.net

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.

Notes and Comments regarding Revised Plans:

Police recommendations made on June 10, 2016 do not appear to have been applied.

There are significant concerns regarding access control into the property.

For example:

The surrounding wall height is too low for security (as stated in original comments). As an example, this low wall height allows someone from the mobile home park to easily enter the property from the west.

The fences surrounding the property do not provide ample security. Also, surrounding property includes Walgreens parking lot, as well as the rear parking lot and rear of buildings of numerous fast food restaurants. The property is also easily accessible from these lots.

There are exterior stairs that abut the west wall, and the south wall, therefore not appearing to provide enough of a setback (defensible space) from the wall that separates the mobile home park, as well as the south wall.

These stairwells also appear to allow uncontrolled access. If there is access control, what type? Once someone walks up the stairwell, what kind of access control is required to enter the building?

This stairwell should be made of materials to allow visual access from the sides.

The above comments would apply to any type of residential project on this lot. This property consists of seniors, as well as those in need of memory care. The concern is that this property may be able to do more to enhance public safety for their residents.

The following comments are the original police comments made of June 10, 2016.

Retaining wall:

The 5'5" retaining wall should be higher to maintain some privacy for the residents of the Mobile Home Park.

The Autumn Care stair on the west side of the building abuts the retaining wall, therefore not leaving any setback for the mobile home resident.

Police access to restricted areas

Police request that the developer install a **duel** Knox Box entry system. The duel system will allow police access to the restricted area (as well as Fire).

Offices:

All three offices, as well as the activity rooms, and dining rooms should have windows facing the hallway. This reinforces the community atmosphere, and allows passive surveillance into and from the hallway.

Roof access:

Ensure safety precautions (fences, alarms, etc.) are in place in case a resident makes it to the roof.

East elevation:

The east elevation shows a fence and a wall. Why the fence?