



580 Briny Avenue CPTED Narrative

Project Description: The proposed development includes 17 residential condo units and 513 square feet of ground floor commercial space in a 10-story building. The building offers covered valet parking with 36 of those being lifts. Amenity uses are only available to the project's residents and their guests.

The summary below outlines how the project addresses each Crime Prevention Through Environmental Design ("CPTED") principles. A CPTED plan is included on sheet A-303.

1. **Natural/Electronic Surveillance:** This project includes design elements that help mitigate crime through use of natural and electronic surveillance such as lighting, landscape, and security cameras. Example natural/electronic surveillance measures include:
 - a. The project has a storefront façade to maximize the visual surveillance.
 - b. Residential units on the upper floors have a balcony that oversees the public realm for natural surveillance.
 - c. The ground floor lobby will have an attendant who will be responsible for monitoring access points and activity throughout the common areas of the building.
 - d. A security system will be installed with cameras located at main entrances and high-use areas. Final camera locations to be determined by security consultant at the time of building permitting.
 - e. Adequate lighting will be provided throughout the entirety of the site, per standards of the code. The trash room is interior to the building and will be secure with adequate lighting. Exterior lighting will keep areas well-lit at night to establish a sense of security of the site.
 - f. Convex mirrors will be implemented at garage entrance and pedestrian routes as necessary to increase visibility around corners.
 - g. Clear lines of sight will be maintained to and from private and public areas. The use of large windows and balconies with the building set close to the street will create a sense of place.
 - h. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
 - i. Landscaping will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet from ground floor fenestrations and along pedestrian paths.
 - j. Fence design will facilitate natural surveillance by featuring a "see-through" design, such as a vertical picket style.
2. **Physical/Natural Access Control:** The project aims to reduce criminal activity by implementing the following access control features:
 - a. Garage access is limited to one main entrance/exit location from Briny Ave.
 - b. Vehicular access will be controlled by full height metal gate.
 - c. All pedestrian access inside the building will be through secured card access.



- d. Storefront doors from lobby, commercial space, and amenities will allow full visual access so that pedestrians can look for potential threats before opening the door.
3. **Territorial Reinforcement:** Public vs. private areas are clearly defined by implementing the following concepts:
- a. Landscape thoughtfully designed to differentiate between public and private areas.
 - b. A perimeter fence/wall separates the private development from adjacent public and private spaces.
 - c. Perimeter landscape also helps to define public vs private space, specifically along the property's north and south sides.
 - d. The private garage access drive will be concrete to differentiate from the pavers at the public realm.
4. **Maintenance:** Maintenance is an important factor to safety as vandalism and nuisance can escalate if left unaddressed. This project aims to maintain the property and deter vandalism in the following ways:
- a. The project consists of residential condo units and will have an HOA to maintain the building and site.
 - b. Maintenance Staff will take note of any damage or hazards on the premises and perform necessary repairs in a timely fashion. All public areas will be kept clean and clear of debris. Landscape will be maintained regularly.
 - c. Any graffiti will be cleaned or painted over as quickly as possible.
5. **Activity Support:** The project promotes activity support to increase the chance of risk detection in the following ways:
- a. Commercial space on the first floor with storefront glass to increase natural surveillance and activity to the adjacent public right-of-way.
 - b. All building amenities, including the pool deck, are located at the ground level. These areas feature large open areas that facilitate passive monitoring and promote activity on the property, providing natural surveillance as people will be aware of what is happening in the surrounding areas.
 - c. All of the residential units feature open balconies with glass railings that will promote passive surveillance of the surrounding areas.