



MEMORANDUM

DATE: September 8th, 2022
TO: Shawn Ray, Police Lieutenant
FROM: Melvin Smith Jr., Police Sergeant
SUBJECT: 1982-1988 23rd Street CPTED Review

Summary of Issue

On 9/7/22, I was instructed to conduct a CPTED review for a future property to be located at 1982-1988 23rd Street, San Pablo, CA.

CPTED (Crime Prevention through Environmental Design) is a multidisciplinary approach to deterring criminal behavior throughout the community. The purpose is for designers, planners, architects, and others (including law enforcement) to create communities that are free of crime, violence, blight, and the fear of crime, and/or to take steps during the development phase of properties to reduce crime. Together, with the San Pablo Police CPTED Team, we compiled the following list of recommendations for this project:

1. Owner/Manager installation of Knox-box entry for emergency response personnel on exterior doors leading to stairs and second/third floor and roof access; **SPMC 15.40.070.**
2. Owner/Manager abide with Prohibited smoking in and around rental multi-unit housing ordinance. Signage posted for the enforcement of the city multi-unit smoking ban; Lease agreement mandating adherence of rental unit smoke-free ordinance; Designated smoking area allowed if mandates of municipal code are met **SPMC 8.36.045.**
3. Lighting:
 - a. This location should provide appropriate levels of lighting for streets, paths, parking lot, and alley ways.
 - b. Lighting systems should increase the visibility of pedestrians, vehicles, and structures for motorists driving at night.
 - c. Provide illumination to allow night-time vision for pedestrians and residents, and to allow pedestrians the ability to see each other. Consider where lighting must be located to allow all parties adequate vision in order to reduce risks involved with walking at night and reduce the risk of trip-and-fall accidents.
 - d. Use lighting systems which will enhance police ability for surveillance, patrol, and pursuit. Secondly, which will also enhance the ability for natural surveillance from neighbors.

- e. Select lighting that minimizes glare, light pollution, and light trespass. Provide light transition zones so that eyes are able to adjust to darkness or bright lighting when walking in or out of buildings.
 - f. All exterior site and parking lot lighting should conform to the Illuminating Engineering Society of North America Security Lighting for People, Property and Public Spaces Guidelines.
4. Video surveillance:
- a. Placement of a video surveillance system around the exterior and interior of the location that covers all entrances/exits, driveways, parking structure, stairwells, hallways, in front of, on the side, and to the rear of the location.
 - b. Compatible surveillance system into existing City of San Pablo camera system.
 - c. Use a surveillance system that is easily compatible and accessible by law enforcement personnel.
5. Alarm system/monitoring company for businesses, as well as residential homes.
6. Garbage enclosures:
- a. To remain locked in order to discourage illegal dumping, as well as theft and vandalism.
 - b. Master key or lock combination should be provided to residents, property manager, and sanitation company.
 - c. Signage and cameras to discourage illegal dumping.
 - d. Prevent possible encampments.
7. Parking Lots and Garages:
- a. Avoid enclosed, underground, and/or multi-story garages.
 - b. Install bright lights over driving lanes and parking spaces.
 - c. Use light-colored paint to increase interior light levels.
 - d. Control access and egress with automatic doors and gates.
 - e. Avoid pillars, low walls and recesses that may hide offenders.
 - f. Designated parking for residents, as well as customers frequenting the stores.
 - g. Provide ADA access.
8. Landscaping:
- a. Specify vines or planted wall coverings and avoid blank wall spaces to deter graffiti.
 - b. Provide landscape and fencing that does not create hiding places.
 - c. Lighting within landscape to prevent blind spots.
 - d. Use transparent, rather than opaque fencing (i.e. tubular steel, wrought iron, or galvanized or powder coated chain link) when not being used as required screening.
 - e. Consider creative solutions to fencing schemes which work aesthetically as well as functionally to allow for visibility (i.e. a combination of masonry with steel tubular or modified wood fence raised off the ground or with staggered spacing of fence boards).
 - f. Select and space plants to maintain visibility through a landscape focusing on lower growing plants near windows and doors.
 - g. Keep trees limbed up to at least 6-7 feet above the ground to reduce shadows and provide visibility into the area. Bushes should be limbed to maintain a height of no more than 2 feet.
 - h. Keep plants around windows low and at least 30 inches away from building entryways for unobstructed views.
 - i. Utilize trees with thin branch crown at mature growth near light poles and fixtures, preferably a cylindrical shaped tree to reduce shadows and effectiveness of lighting.
 - j. Trees should not be planted within 10 feet of light poles.

9. Buildings:

- a. Clearly delineate private property area (such as private yards, entryways, and courtyards) from public spaces through such methods as alternative paving materials, color, and changes in grade.
- b. Provide unobstructed views of surrounding areas.
- c. Ensure entrances are visible and are overlooked by windows to allow for views of any criminal activity.
- d. Avoid landscaping types that are planted close to buildings that may conceal offenders.
- e. Install bright security lights on motion sensors, photo cells, or timers.
- f. Use solid-core exterior doors and door-frames with efficient, working locks.
- g. Provide hallways, elevator banks, and bathroom entries with bright lighting.
- h. Use mirrors within elevators so occupants have full visibility of others within.
- i. All directional and information signs need to have contrasting lettering so they are clearly visible.
- j. All buildings should be signed with the function and address.
- k. Stairways should use handrails that occupants and patrol can see through; i.e. glass or rails, instead of a wall that limits visibility.
- l. Provide ADA access.

10. Public Spaces:

- a. Design structures, infrastructure, and public spaces that will promote a safe environment and reduce the opportunity for illegal activity.
- b. Avoid low walls, planters, and water features that encourage use by transient persons.
- c. Use fencing, bollards, pavement textures and changing grade levels to enforce the limited access of public and private spaces and to prevent collisions into the building.
- d. Avoid placing dark or hidden areas near areas of high activity.
- e. Install lighting that meets the needs of all intended users, including pedestrians, patrons, and residents.
- f. Restrict the use of covered outdoor areas to discourage loitering.
- g. Use single-seating furnishings, sloped benches, small tables, etc. as street furniture to discourage use as sleeping areas.
- h. Attempt to use seating areas that are specific for individual seating; i.e. benches with armrests between each person to prevent someone from sleeping on it.

Reviewing Lieutenant Recommendation

Route to Planning Division for review.

Shawn Ray, Lieutenant
Priority Oriented Policing Unit