



## Hermosa Beach Downtown CPTED Concepts *Security Assessment Report*

**Presented To |**

**ENVIRON**  
chitecture | Interior Design | Urban Design | Landscape | Branding

**Prepared By |**

Michael Niola  
Senior Project Manager, Team Leader  
Guidepost Solutions  
533 West Fifth Street, Suite 2600  
213.598.1205 | [mniola@guidepostsolutions.com](mailto:mniola@guidepostsolutions.com)

**Date |**

October 16, 2017

## Executive Summary

The site survey was conducted on September 19<sup>th</sup> during the hours of 17:30pm and 20:00 and September 28<sup>th</sup> during the hours of 01:45 and 02:30. The area outlined in the site map in Attachment A was walked and observed. Existing conditions were documented in areas where security concerns were discovered and recommendations for adjustments have been established. During our assessment, several areas of inadequate or nonuniform lighting have been discovered, which can create security risks or unsafe areas. The objective of this report is to establish recommendations to address the areas with identified security lighting issues in order to assist the lighting designer with the creation of a new lighting design implementing Crime Prevention Through Environmental Design principles for safety and security.

## Introduction & Methodology

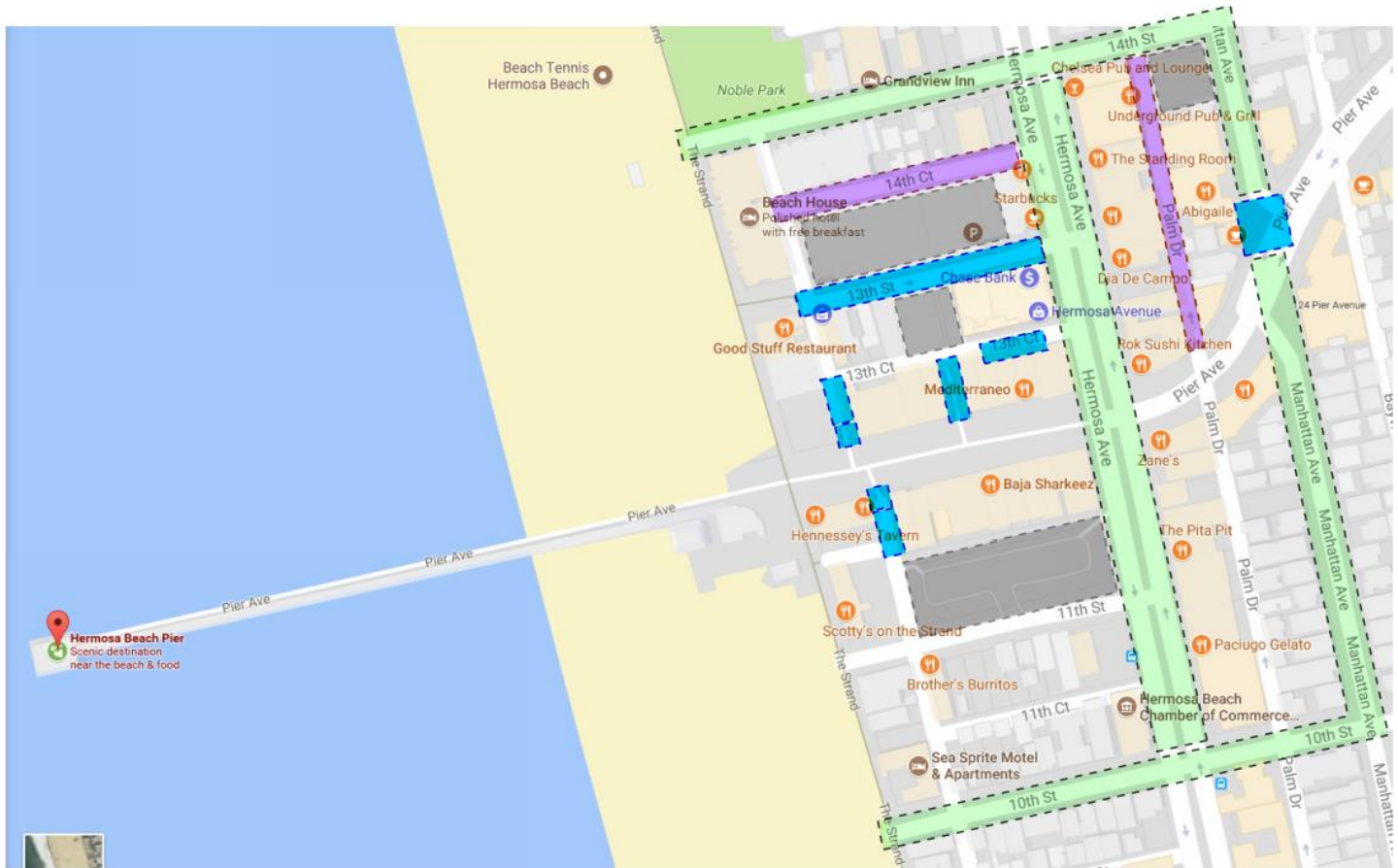
The City of Hermosa Beach has encountered security concerns in undesired behaviors of the patrons of their Downtown bars and restaurants upon leaving the establishments late at night. To address these concerns the local police department proactively patrols the downtown area. Naturally, there are typically not enough officers deployed to be in every single area during this time as this would not be an efficient use of resources. To augment the presence of officers the City has implemented flood lights along Pier Plaza, which are turned on strategically after hours. However, the City is still experiencing issues with unwanted and illegal behavior in areas of poor lighting. The City has contracted the Environ design team to fully evaluate and design a complete overhaul of the downtown lighting, utilizing Crime Prevention through Environmental Design concepts, to improve security in dark alleys, parking lots, Pier Plaza, The Municipal Pier, The Strand, and other areas that allow the congregation of people.

Crime Prevention through Environmental Design (CPTED) is a design perspective which leverages physical and environmental aspects to incorporate security measures. The four principles of CPTED include Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Maintenance and Management. For this project, the focus is on security lighting and how it can enhance these principles.

Natural Surveillance would include ensuring that sight lines are open and environmental aspects such as lighting, trees and bushes aren't obstructing but enhancing views in strategic areas that could otherwise encourage crime or vandalism. The intent of natural surveillance is to increase the perception of observation, which can affect and alter the decision-making process regarding inappropriate and unauthorized behavior. For this endeavor, the City requires us to use our expertise to design a lighting plan that will allow for not only better patrolling by the police department but an increased sense of natural surveillance, deterring potential unwanted behaviors after hours.

Natural Access Control would be the thoughtful application of environmental designs used to "control" or "funnel" access to certain areas. Lighting can be strategically placed to psychologically encourage travel in a specific direction or discourage travel in other directions.

Territorial Reinforcement as well as Maintenance and Management are related to invoking a sense of pride and investment within the area so people feel the city is their own, which naturally encourages them to protect the space. This is known to be related to reduction in opportunities for aberrant or criminal behavior such as vandalism and public urination. Uniform security lighting that is well thought out, aesthetically pleasing, and standard can serve to increase territorial reinforcement and invoke a feeling of pride and ownership to those walking the streets of Hermosa Beach. The lighting element can highlight the fact that the city is cared for, well maintained, and managed with its people in mind.



**Image 1:** Map of Downtown Hermosa Beach with security categories. A larger map is shown in Attachment A.

As part of the effort to overhaul the existing lighting system, Guidepost has been contracted by Environ to assess the existing lighting systems and provide recommendations for changes that will impact the security of the City. Guidepost has surveyed the site during the day as well as night during peak hours. For purposes of this report, the Downtown Hermosa Beach areas surveyed are categorized into three categories from a security lighting perspective:

- A. **Critical Areas:** (Areas shown in **blue** in **Image 1**)  
Areas identified as high priority for security lighting which are lacking proper uniform lighting, natural surveillance, or any lighting at all. These areas require better lighting to be designed to deter unwanted behavior.
- B. **Lower Priority Areas:** (Areas shown in **purple** in **Image 1**)  
Areas identified as having lower security lighting issues that may contribute to the overall problem of loitering and public urination after hours. These areas, if addressed, would contribute to the overall security enhancement of the downtown area only if the critical areas are also addressed. Critical areas should be addressed first. If lower priority areas are addressed without the critical areas, the critical areas have the potential of becoming a larger problem as unwanted behavior is funneled from the lower priority areas and into the critical areas.
- C. **Typical Residential Streets:** (Areas shown in **green** in **Image 1**)  
Residential streets with no major security lighting concerns. The layout constitutes a street lined with residential properties on both sides and city lighting poles. Security concerns have not been identified via our survey, nor have they been brought up by the City. Should concerns be brought up by the City, the only opportunity for increased lighting are by upgrading the existing lighting fixtures, as mounting to existing residential structures will not be possible. These areas are not further described in this report as they have not been identified as areas with security concerns by the City or via our assessment.



## Discoveries & Recommendations

### Critical Areas

#### A. 13<sup>th</sup> Street & Lot B



This is a high traffic area due to the location of Lot B and the Municipal Parking Structure. There is minimal lighting on this street, consisting of landscape lighting along the Municipal Parking Structure, spot lighting at the corner bike shop entrance, and spot lighting for the parking payment kiosks. Foot traffic observed is of those walking to Lot B, the municipal lot, and those just looking to exit the downtown area onto Hermosa Ave. and beyond.

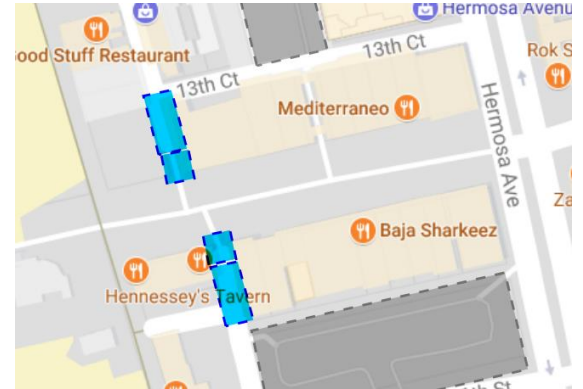
Lot B contains its own light pole with two fixtures. These fixtures are bright and create an imbalance and dark spot once on 13<sup>th</sup> Street.



### Recommendations:

Adequate lighting shall be considered to create uniformity as one walks under Tower 12, through Lot B and onto 13th St. An existing light pole and fixture is on the corner of Beach Dr. and 13<sup>th</sup> St, which may be considered for an upgrade to a newer fixture. Additionally, lighting may be considered to be mounted on the Municipal Parking Lot to eliminate blind spots.

## B. Pier Plaza & Beach Drive



Both entries from Pier Plaza onto Beach Drive are major areas that funnel individuals into dark alleys. Foot traffic observed are of individuals heading to Lot A, Lot B and the Municipal Lot. Since these entrances give a clear indication of dimly lit Beach Drive, they can become areas of access for individuals seeking to publicly urinate, vandalize, or conduct other unwanted activities.



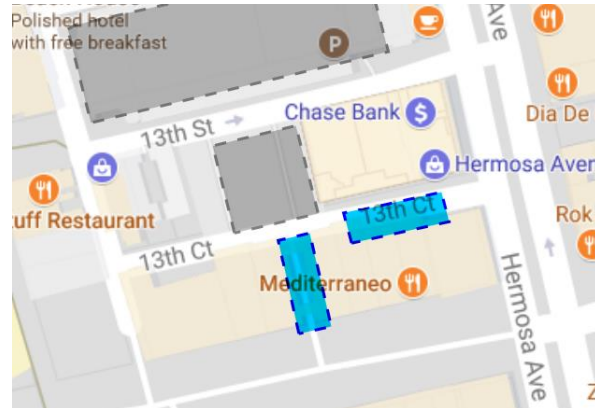
On the side of Waterman's Safe House, on Beach Dr., there is an existing row of lights on only the second half of the building. This creates a light imbalance and a dark spot right off one of the critical entry areas.

On the side of Playa Hermosa Restaurant, on Beach Dr., there is no light fixture until the light pole on 13<sup>th</sup> St.

### Recommendations:

On the side of Waterman's Safe House, we recommend extending the existing row of lights to reach pier plaza and eliminate the blind spot. On the side of Playa Hermosa Restaurant, we recommend considering the addition of lighting on the existing power pole on Beach Dr. or assessing the feasibility of adding additional fixtures to the buildings along Beach Dr.

### C. Under Tower 12 and Onto 13th Court



**Under Tower 12** – This area leads from Pier Plaza and onto Lot B, which creates a lot of foot traffic. This foot traffic attracts both those heading to their vehicles and those looking for an exit from the main area. The lack of uniformity of lighting from pier plaza, under Tower 12 and towards lot B creates a lack of perceived natural surveillance. A person heading to their vehicle, or simply following the crowd exiting in that direction, may not be traveling with the intent to engage in any unwanted behavior but may be persuaded by the feeling of not being adequately watched. As they flow from Pier Plaza, under Tower 12, and onto 13th Court, each area has different lighting and feels as if a new barrier was crossed, making you feel less visible as you pass each area. Pedestrians may feel as if they are getting further away from where they were once able to be watched, increasing the likelihood of unwanted behavior.



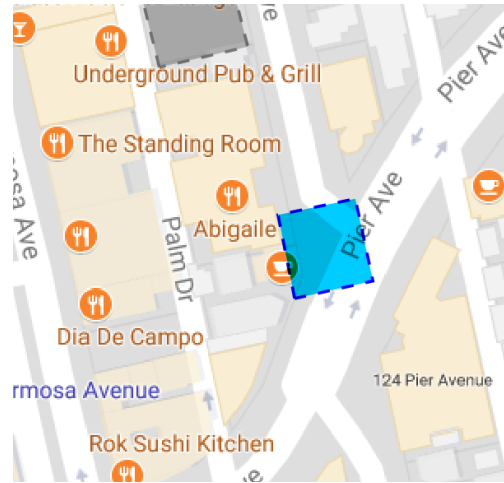
**13<sup>th</sup> Court** – This area lacks uniform lighting and is the main path towards Hermosa Ave, where individuals travel to exit. On this path, they encounter the corner behind Citibank that has been identified as a problem area. The only lighting in this area is what is overflowing from the street lights on Hermosa Ave. Furthermore, the lighting color and brightness from Lot B differs enough from the fixtures on 13<sup>th</sup> Court that it creates an imbalance.

#### Recommendations:

Adequate lighting shall be considered to create uniformity as one walks under Tower 12 and onto 13<sup>th</sup> Court towards Hermosa Ave. This lighting design should take into consideration the type of light being created from the fixtures in Lot B. Lighting should also be added to specifically to cover the corner behind Citibank and feel uniform in pattern from the lighting on 13th Ct.



D. Corner of Manhattan Ave and Pier Ave



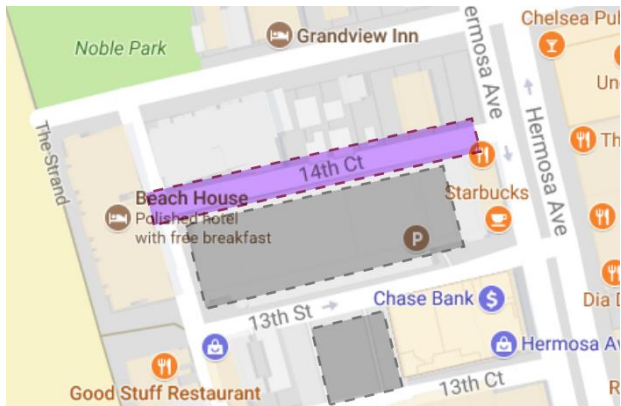
This corner is a high traffic area. Many individuals loiter in front of Abigaile's and there is little lighting in this area. Tenant lighting and city street lighting does not complement one another causing blind spots. No existing lighting fixture are close enough to the front of Abigaile's to directly support the area. The City has also identified this as a problem area.

**Recommendations:**

From a security standpoint, the lighting needs to be augmented to create a better sense of natural surveillance. The existing faulty landscape fixtures may be replaced to be operational, however additional lighting will still be needed to bring clarity and uniformity. Design team to investigate street lighting upgrade possibilities.

## Lower Priority Areas

### A. 14<sup>th</sup> Court



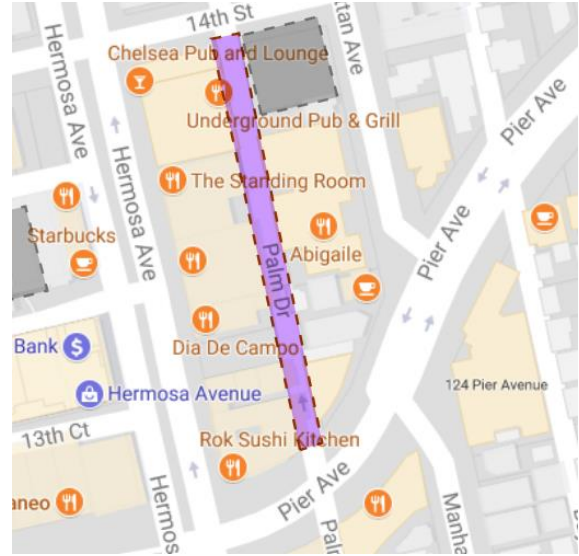
The area on 14<sup>th</sup> Court between Hermosa Ave. and Beach Dr. has no major security lighting. This area is only lit by down lights at the parking entrance and landscape lighting along the side. This is a high traffic area given that it is the main road to the hotel and is easily accessible off Pier Plaza through an also dimly lit pathway on Beach Dr.

### Recommendation:

Though no major concerns have been brought up by the City for this area, this is a high traffic area in which we recommend the addition of better security lighting. There are two existing power poles down this street that can potentially be utilized to pole mount lighting fixtures. Any lighting added to this area should have a continuous flow with the lighting on the connecting streets and not cause high jumps or drops in luminance as you transition in or out of this road.



## B. Palm Drive and Lot D



Palm Dr., behind Abigail and Lot D, seems like a prime area for foot traffic. This area has several existing light poles that were not working at the time of the survey. The working lights were dim and many blind spots were present. This street leads to the entrance of the bar, Underground, and could be expected to see a lot of activity. There is also ample residential parking on this street without any barriers which may invite property crimes. However, the City has not mentioned a concern with this area.

### Recommendations:

Requirements should be verified with the city. If within budget, we recommend providing better lighting but this may be low priority depending on the City's input.

