

LIGHTING & CAMERAS

LIGHTING is an important element in any site design. Good lighting will help people feel more comfortable with their surroundings. It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.

- Consider "Dusk to Dawn" lighting as an alternative to motion detection lighting.
- Use timed lighting inside and out to give the appearance of occupancy at all times.
- Trim Trees to avoid blocked light.

ELECTRONIC SURVEILLANCE (CAMERAS)

Video or DVD surveillance cameras have become common even at home. If you choose to utilize electronic monitoring, please keep all lenses clean, maintain equipment regularly and follow this recommendation:

Have at least one camera angled and zoomed in to record at least a 1/4 screen size, full and clear picture of each person's face who enters your home, (most likely at entry doors or hallways), in addition to any other cameras you may choose to utilize.

**PLEASE CALL FOR A CPTED
REVIEW PROVIDED AS A
COMMUNITY SERVICE AT NO COST.**

For more information:
Web: <http://www.safestate.org/>

"Crime Prevention Through Environmental Design," Timothy Crowe, National Crime Prevention Institute, Google Books



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Crime Prevention Through
Environmental Design



CPTED

Residential

RESIDENTIAL GUIDELINES

Home is a place where one should feel the most safe. **Crime Prevention Through Environmental Design (CPTED)** principals have been helping people create a safer environment since the 1970s. CPTED may help to deter unwanted activity or crimes of opportunity by making it more difficult for an offender to commit a crime and escape undetected. CPTED guidelines may best be considered when building or remodeling residences and is complemented by Neighborhood Watch, which encourages getting to know your neighbor. Both are leading aspects for reducing the potential for crime and the lessen the fear of crime to increase quality of life. CPTED involves these primary concepts:

Natural Surveillance: Involves the location and use of physical features, electrical and mechanical devices, activities, and especially people to maximize visibility. Creates a risk of detection for intruders and offenders, and a perception of safety for residents and visitors.

Access control: Employs people, electrical and mechanical devices, and natural measures to create a perception of risk to offenders and deny them access to targets. Also guides wanted visitors safely through the environment.

Territoriality: Uses physical features and activities to express ownership and control of the environment. Promotes neighborhood pride. Discourages presence of outsiders by delineating private and semi-private spaces, controlling the movement of people and vehicles, and making known someone is watching and will not permit the decline of the neighborhood.

Target Hardening & Maintenance:

Uses locks and barriers. It allows the continued use of space for its intended purposes. It maintains the effectiveness of measures employed for surveillance, access control, and territoriality.

NATURAL SURVEILLANCE

- Property address should be visible from street and ideally backlit with numbers at least 5" in Height.
- The front door should be visible from the street and driveway without any foliage blocking view.
- Pillars, columns and other open construction should be utilized over a solid wall design for porch or alcove.
- Windows on all sides of the house should provide full visibility of property.
- Sidewalks & all areas of the yard should be well lit during darkness with the ability to see someone at 25 feet.
- Properly maintain landscaping shrubs to no higher than 36 inches and tree canopies no lower than 7 ft to provide maximum viewing to and from the house and provide no hiding places.
- Use automatic lighting inside the home as well as around the exterior of the property.

ACCESS CONTROL

- Attractive porches and walkways of stone, concrete and brick act as transitional areas to direct visitors to the proper entrances & away from private areas.
- Use metal tubular gates and fences or fences made of materials where visibility is heightened.
- Keep trees or exterior buildings from roof and 2nd story balcony or windows access.
- Use alarms at gates, doors and windows, where appropriate.
- Have *and use* a 190° peep hole.
- Place thorny defensible plants under windows and other vulnerable spots.
- Rooms where people congregate should be toward center interior of home.
- Avoid the back of house to place bedrooms.



TERRITORIAL REINFORCEMENT

- Mark property boundaries, where possible, with hedges, low fences, or gates.
- Create recreational use for yard spaces with swimming pool, patio, BBQ, or play equipment and encourage it's use.

TARGET HARDENING AND MAINTENANCE

Traditional security measures, such as good locks, lighting, and alarms, are important tools in the prevention of crime. Generally they work in harmony with CPTED concepts and recommendations. Regardless of how well-designed a structure is, it should still be locked when unattended.

- Exterior doors should be hinged on the inside and should have at least a single cylinder dead bolt lock with a minimum one-inch throw.
- Use 3" screws in all exterior door jam plates.
- Door locks should be located a minimum of 40 inches from adjacent windows.
- Avoid glass in exterior doors. If necessary use polycarbonate or burglary resistance glazing.
- Exterior door locks are best when equipped with a BHMA/ANSI Grade 1 certified dead bolt.
- Interior doors that connect a garage to a building should have at least a single cylinder dead bolt lock.
- New houses should not have jalousie, casement or awning style windows.
- All windows should have locks.
- Sliding glass doors should have one permanent door on the outside; the inside moving door should have a lock with an additional locking pin.
- Lock down air conditioning units.
- Garage door openers are not locks. Make sure the garage door cannot be manually opened even with your opener attached.