

# SANTA BARBARA CITY POLICE STATION





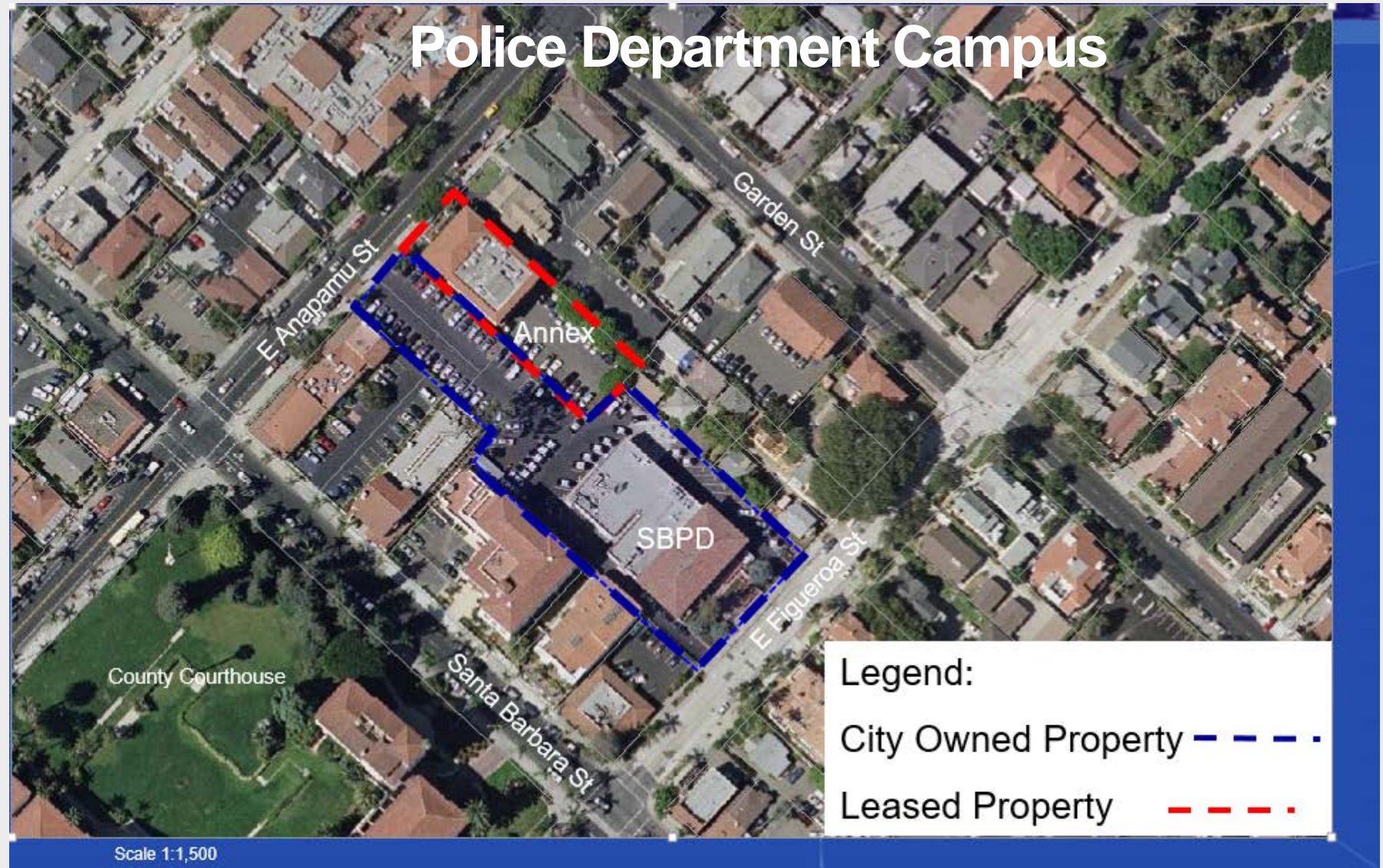
**NOT SHOWN:**

Animal Control

Located behind Fire Station 3  
At 415 E. Sola Street.

Dispatch Center

Located in the Granada  
Parking Garage



# Existing Police Building

- Constructed in 1959 (staff of 85)
- Essential Facility – 24 Hours a Day
- 2018: 211 Officers and Staff
- Fragmented operations, multiple locations (4)
- Several building deficiencies

# Building Deficiencies

- Space and Operational Deficiencies
- Infrastructure Deficiencies (Plumbing, Electrical, Etc.)
- Seismic Upgrade Requirements
- Soil Contamination in parking lot (fuel tanks)
- Accessibility (ADA) Issues



# Project History

- 1986, 1991, 1998: Studies on Expansion, Preparation for Bond Measure
- 1999: Bond Measure Voted Down for Funding for New Station
- 2011: Ad Hoc Sub-Committee concluded a new building is the best path forward
- 2012: Needs Assessment Study (LMA) concluded a new location for the Station is the best path
- 2012: Dissolution of Redevelopment Agency
- 2012-15: 911 Call Center Moved to Granada Garage
- 2017: Measure C Passed
- 2018: Consultant Selection for Design

# Cearnal Collective LLC

- Santa Barbara Architect



**Brian Cearnal**  
Partner & Senior Designer



**Jeff Hornbuckle**  
Partner and Project Architect



# McClaren, Wilson & Lawrie, Inc. (MWL)



- Experts in Public Safety Spaces



Jim McClaren  
Senior Principal Architect



Leo McGill  
Senior Architect/Project Manager

## Phase 2 – Site Selection

- Site Selection Using Criteria Developed in Phase 1
- Preliminary Environmental Review by Dudek
- Community Workshops in November
- Back to City Council Early 2019
  - Recommended Site by Staff with Ad Hoc Committee



## Ideal Site Parameters

Building                      Approximately 72,000 Square Feet

Parking                      Approximately 252 Secured Spaces  
Ideally 80 Public Spaces

Should everything be on one site? Ideally YES!

However, there are potentially site limitations that will require us to prioritize what goes where and we may need to compromise.

# Site Criteria has been established

- Lot Size
- Lot Shape
- Zoning
- Height Limitation
- Access
- Surrounding Uses
- Setbacks
- Downtown Corridor
- Seismic
- Environmental
- Water Table
- Flood Zone
- Easements
- Utility/Fiber Proximity
- Access to Courts
- Control of the Property



## Property Sites Considered And Eliminated:

- Earl Warren Showgrounds
- News Press Building
- Sears
- Macy's in Paseo Nuevo
- Verizon Building
- State Property near SBHS – National Guard “The Armory” (SB School District in final negotiations)
- Federal Property at State and Las Positas (Native American Health)
- US Post Office

## City Sites We've Considered:

- Parks & Recreation/Facilities Offices
- Carrillo Commuter Lot
- Existing Police Station

## Sites We're Pursuing:

- Cota Commuter Lot
- Louise Lowry Davis/1235 Teen Center/Spencer Adams Property



# Flood Zone Map



Louise Lowry Davis  
1235 Teen Center  
Spencer Adams Park

Cota Commuter Lot



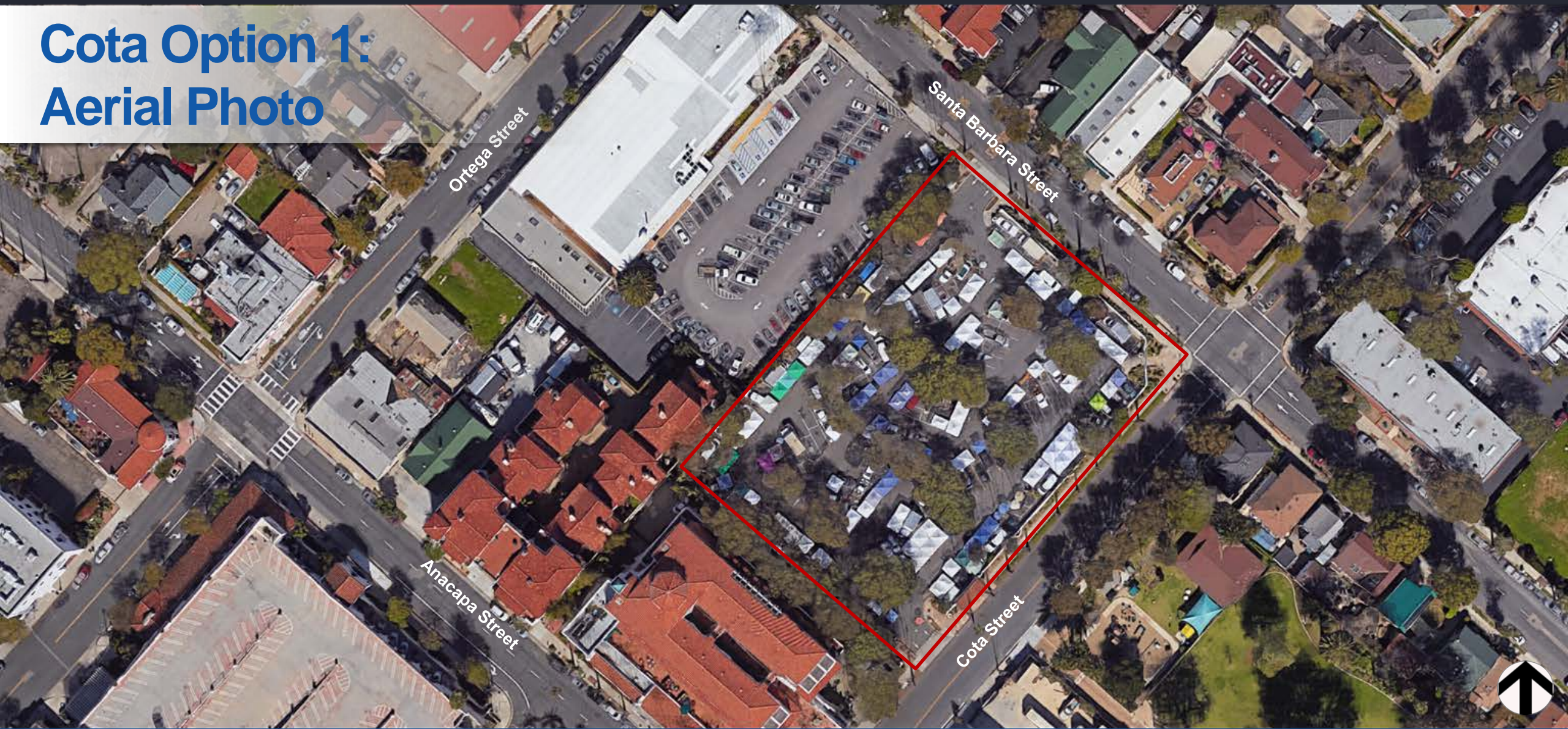
# Cota Commuter Lot







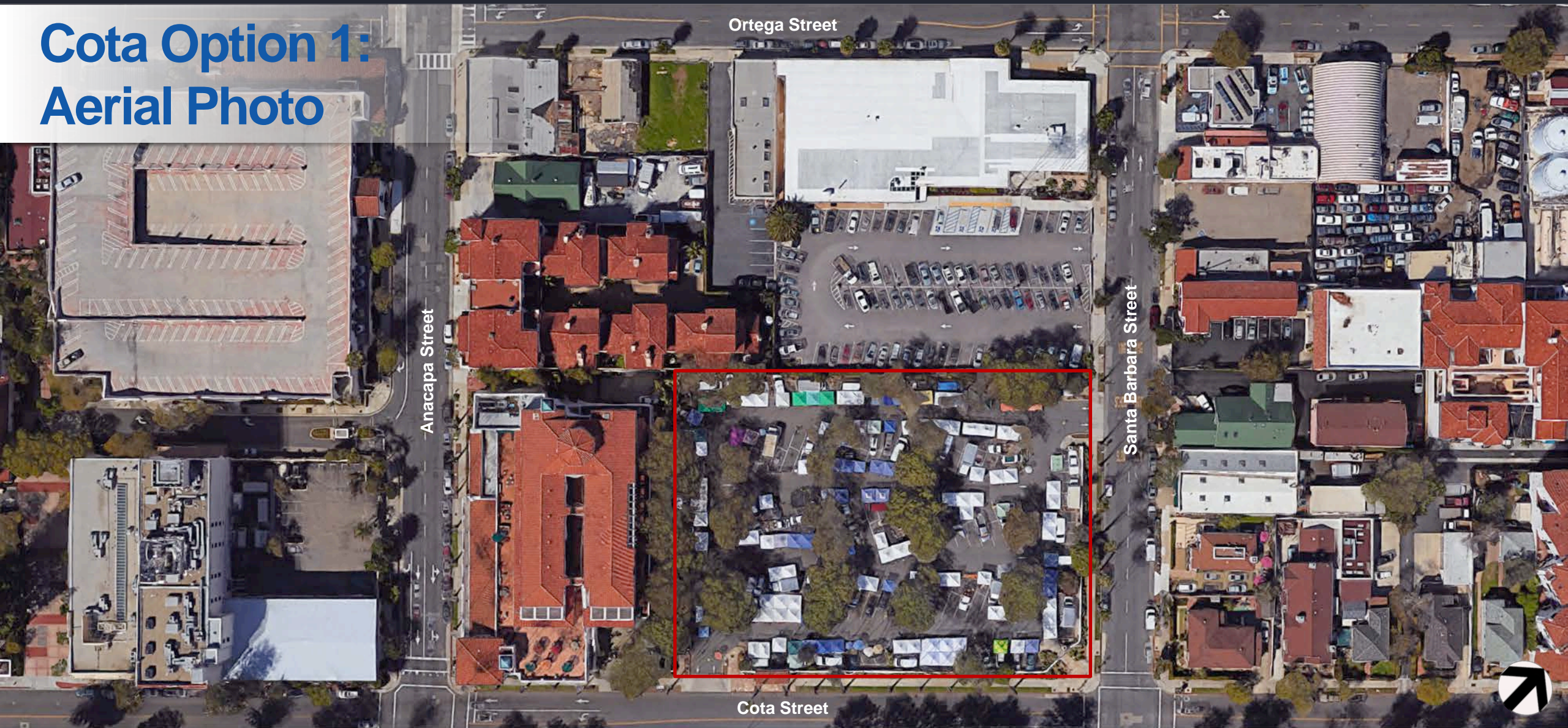
# Cota Option 1: Aerial Photo





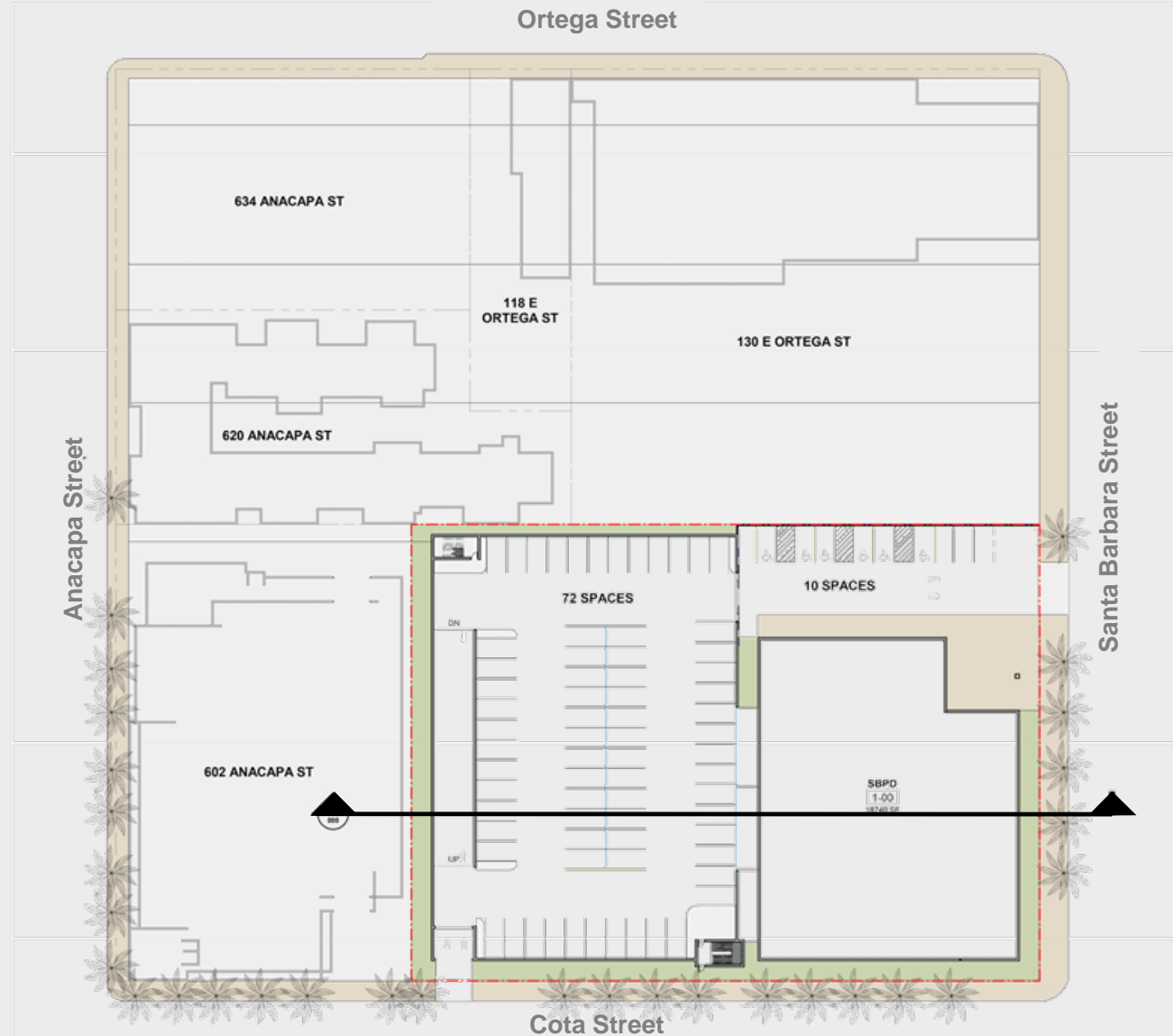


# Cota Option 1: Aerial Photo





# Cota Option 1: Site Plan

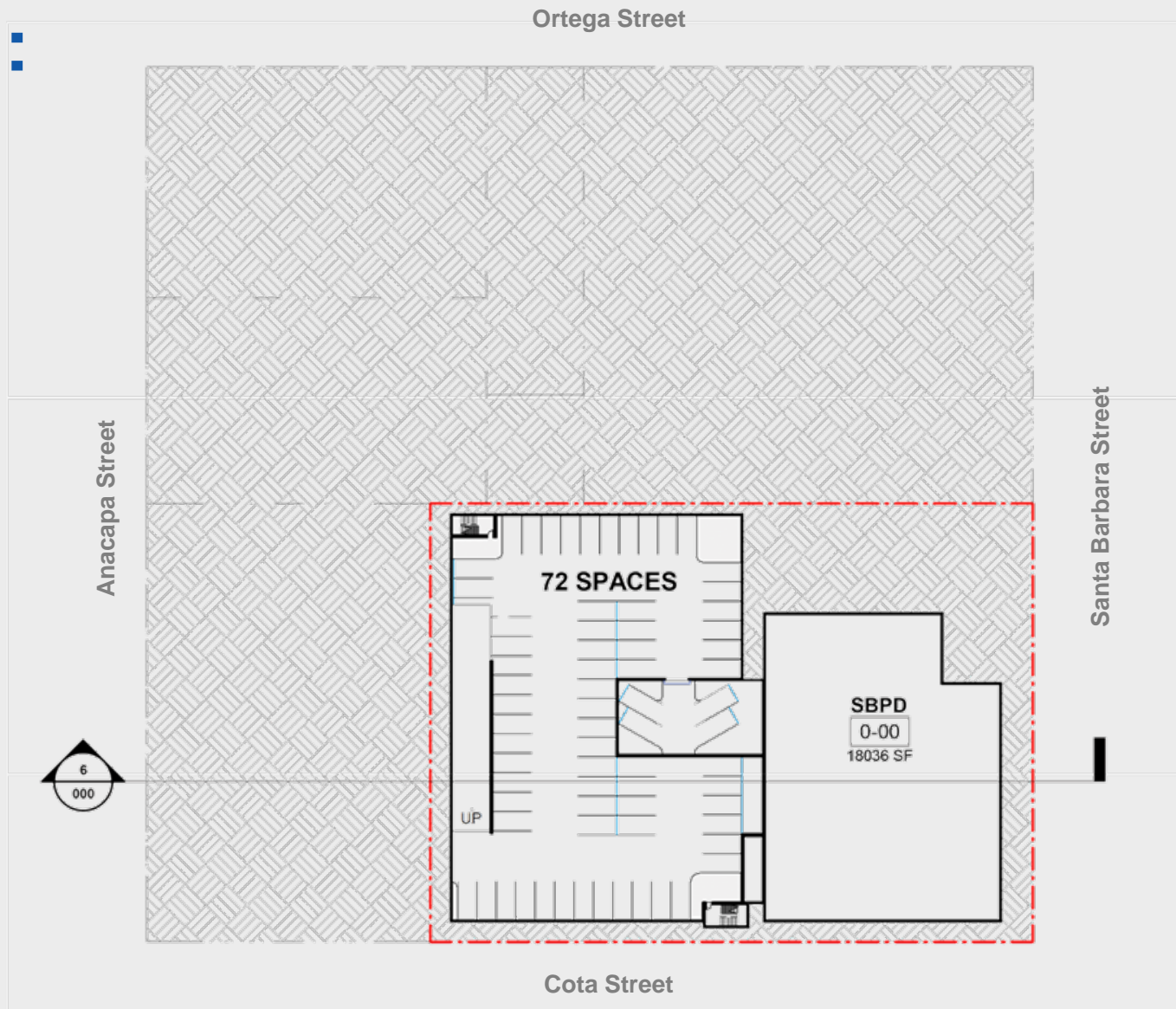


# Cota Option 1: Site Section

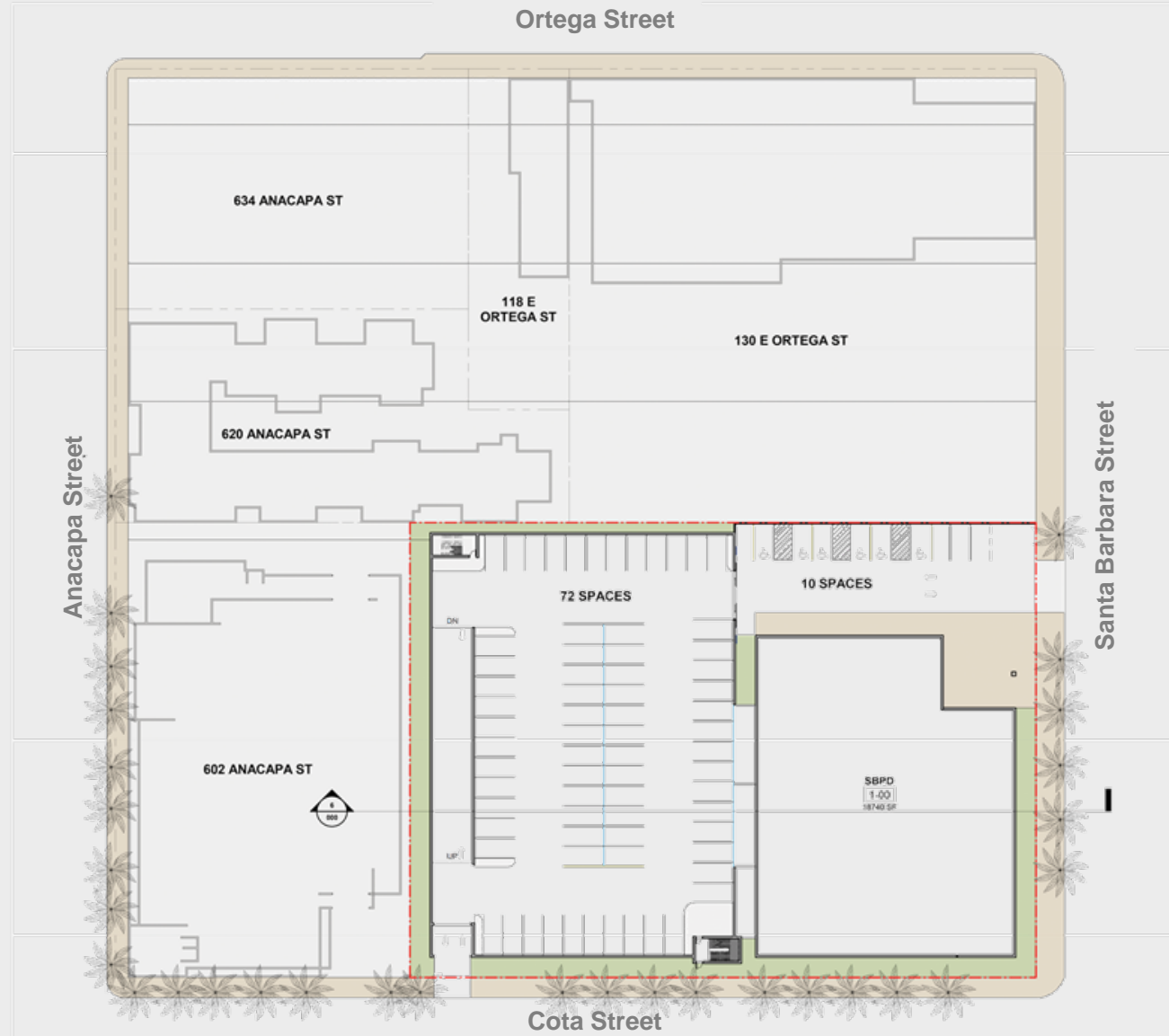




# Cota Option 1: Basement



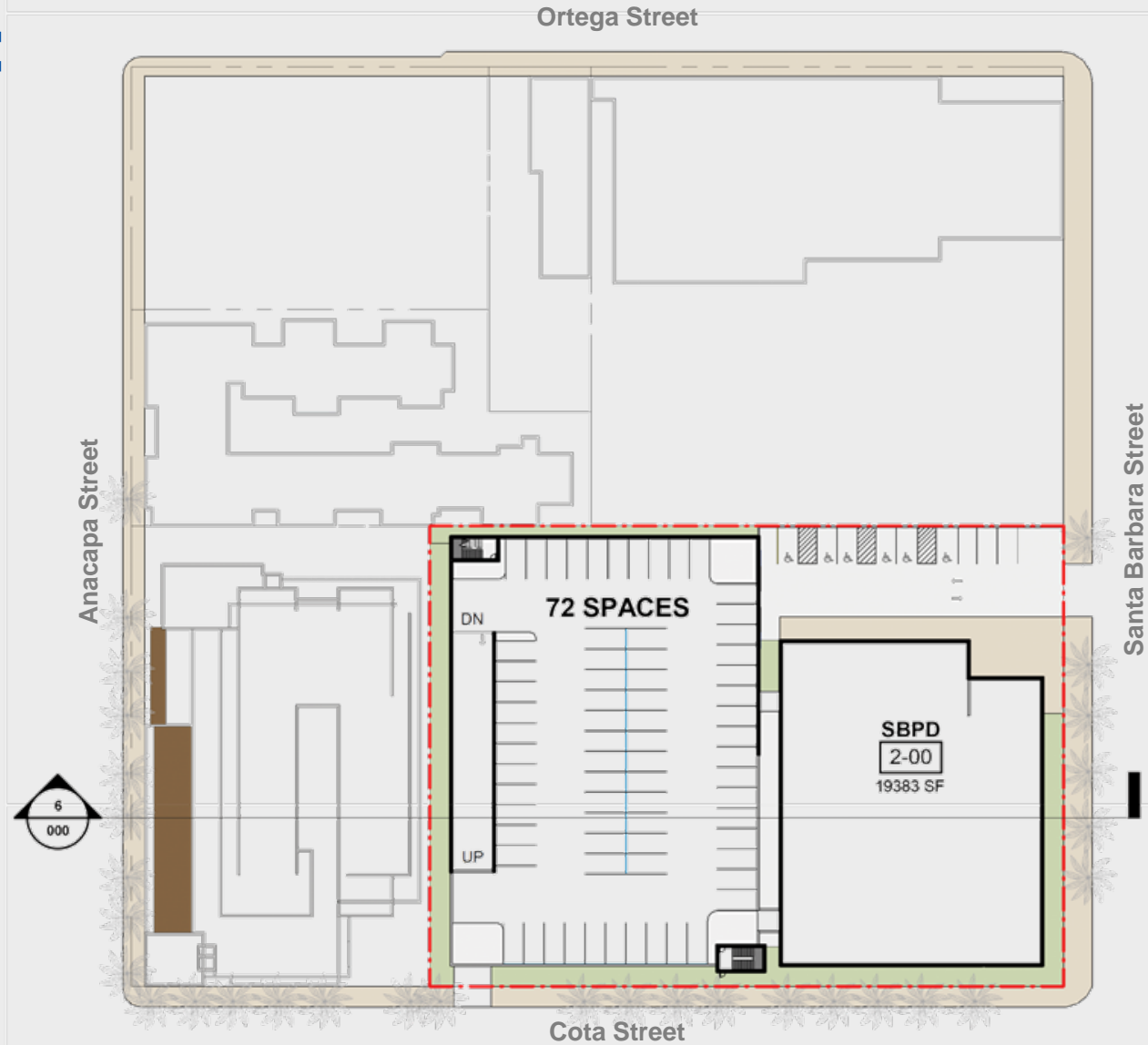
# Cota Option 1: First Floor





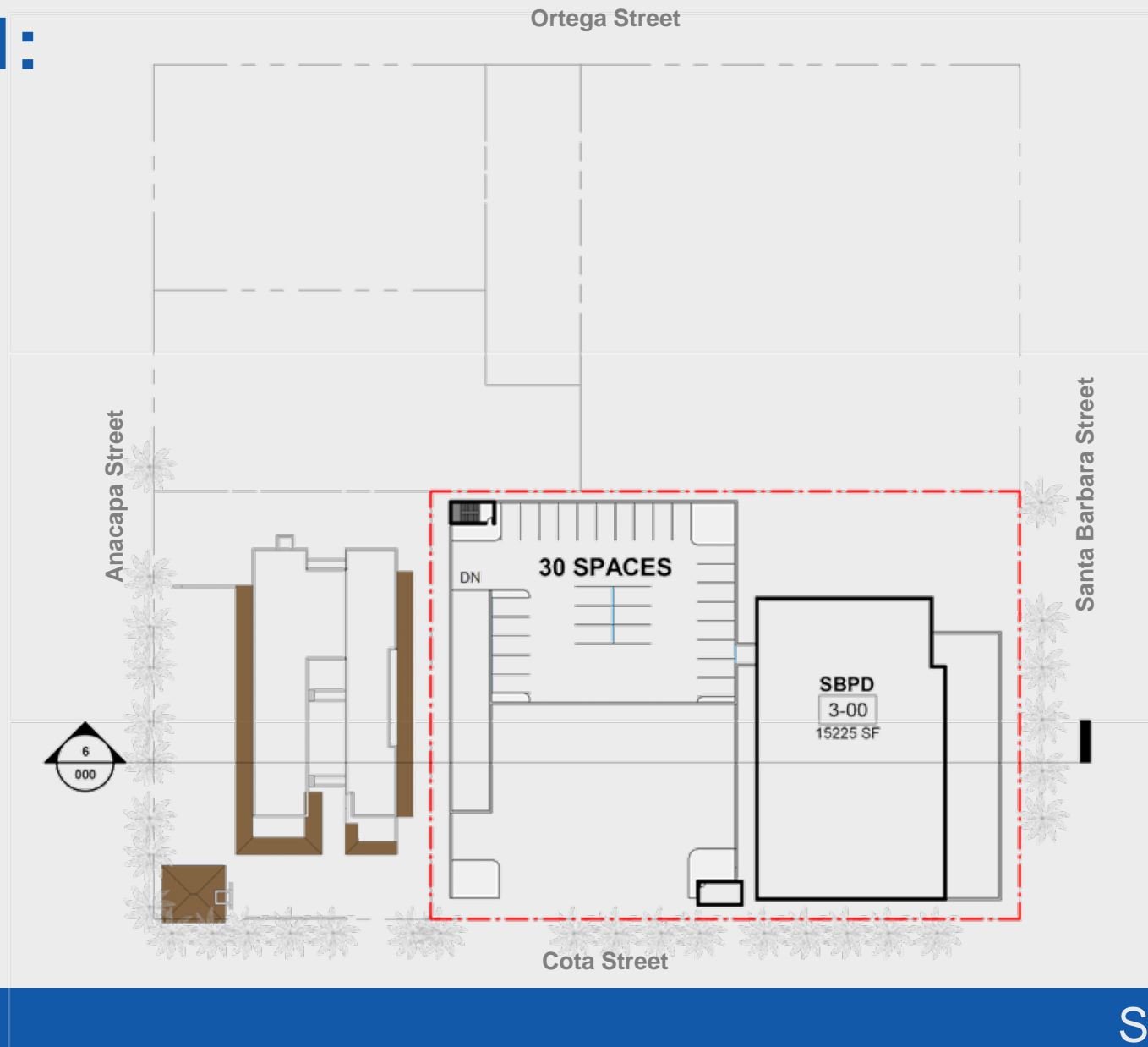


# Cota Option 1: Second Floor





# Cota Option 1: Third Floor



## Cota Option 1: Site Section



## Cota Option 1: View looking across Cota St.





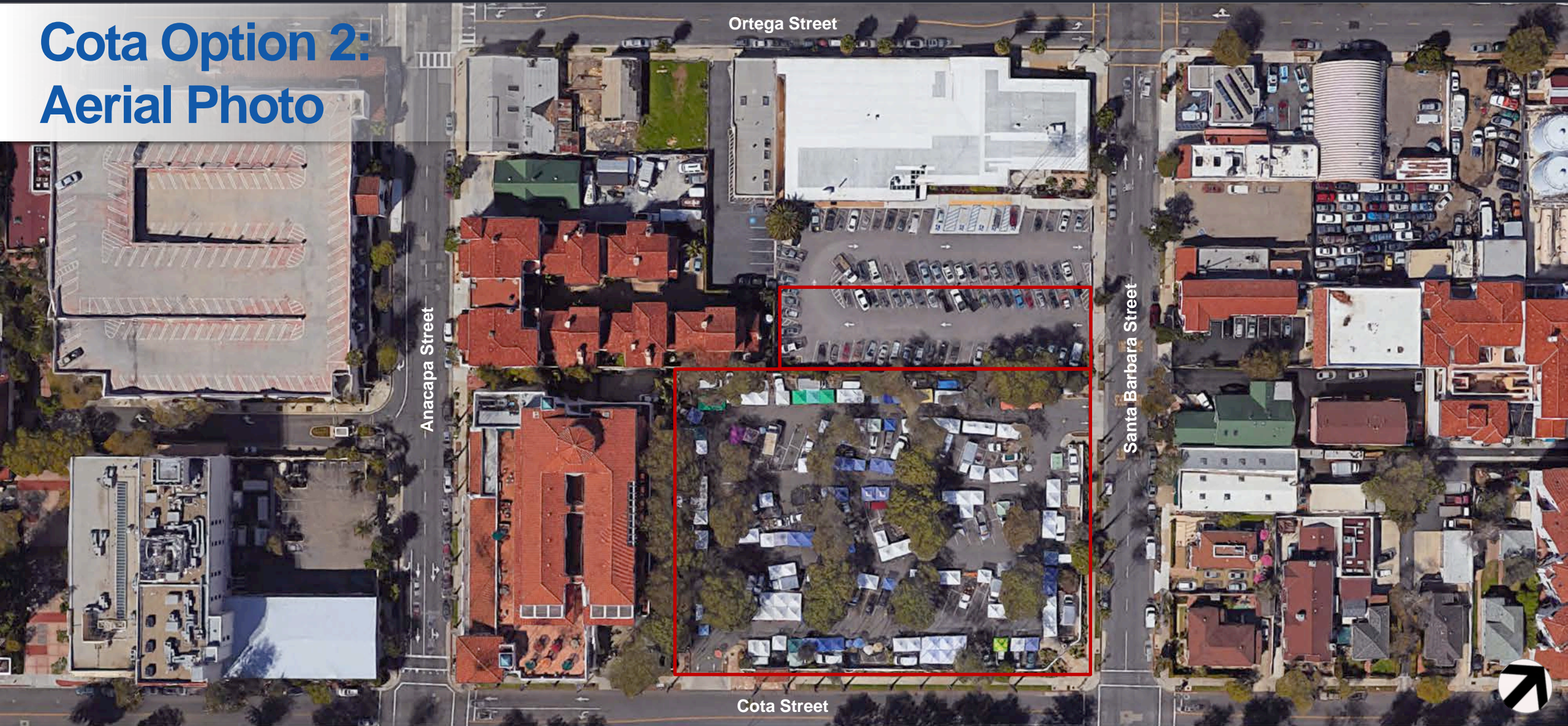


# Cota Option 1: View down Santa Barbara St. toward Site





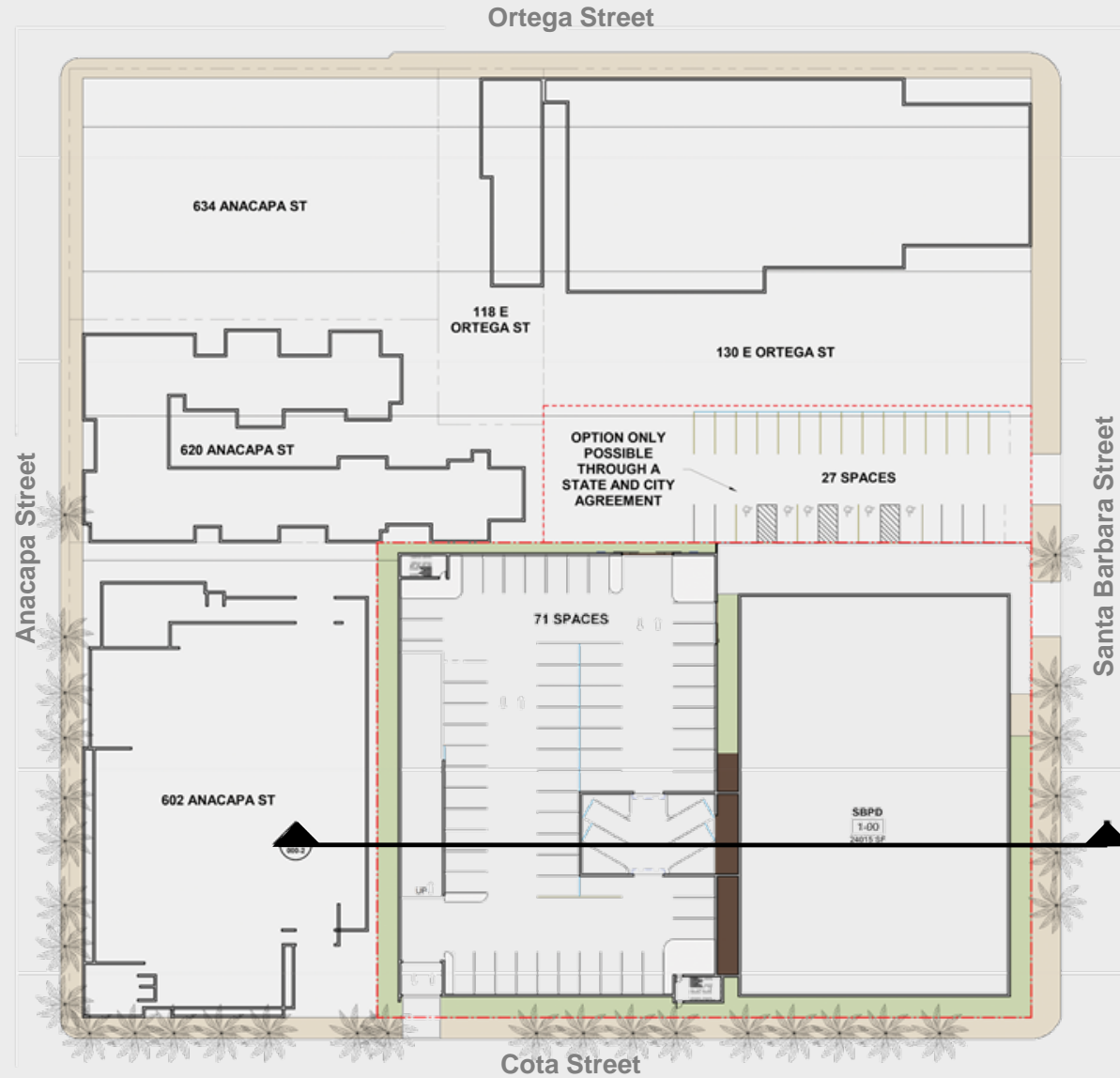
## Cota Option 2: Aerial Photo





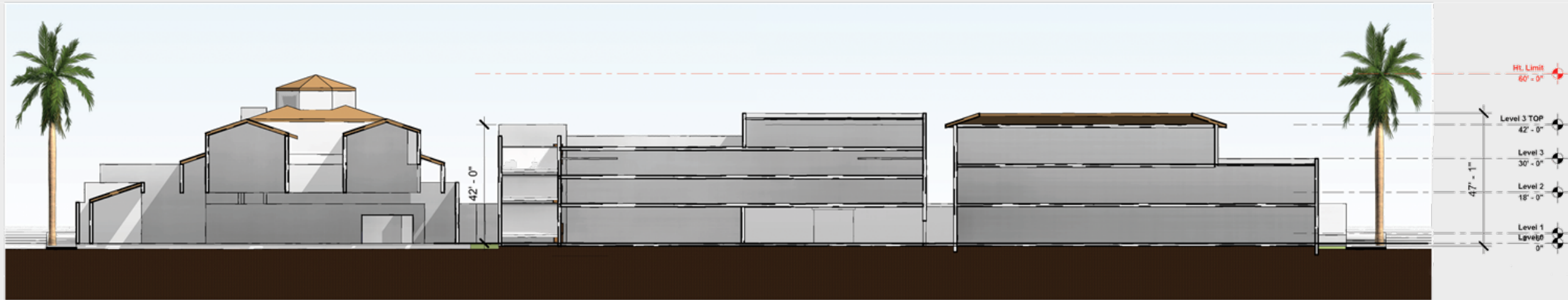


# Cota Option 2: Site Plan

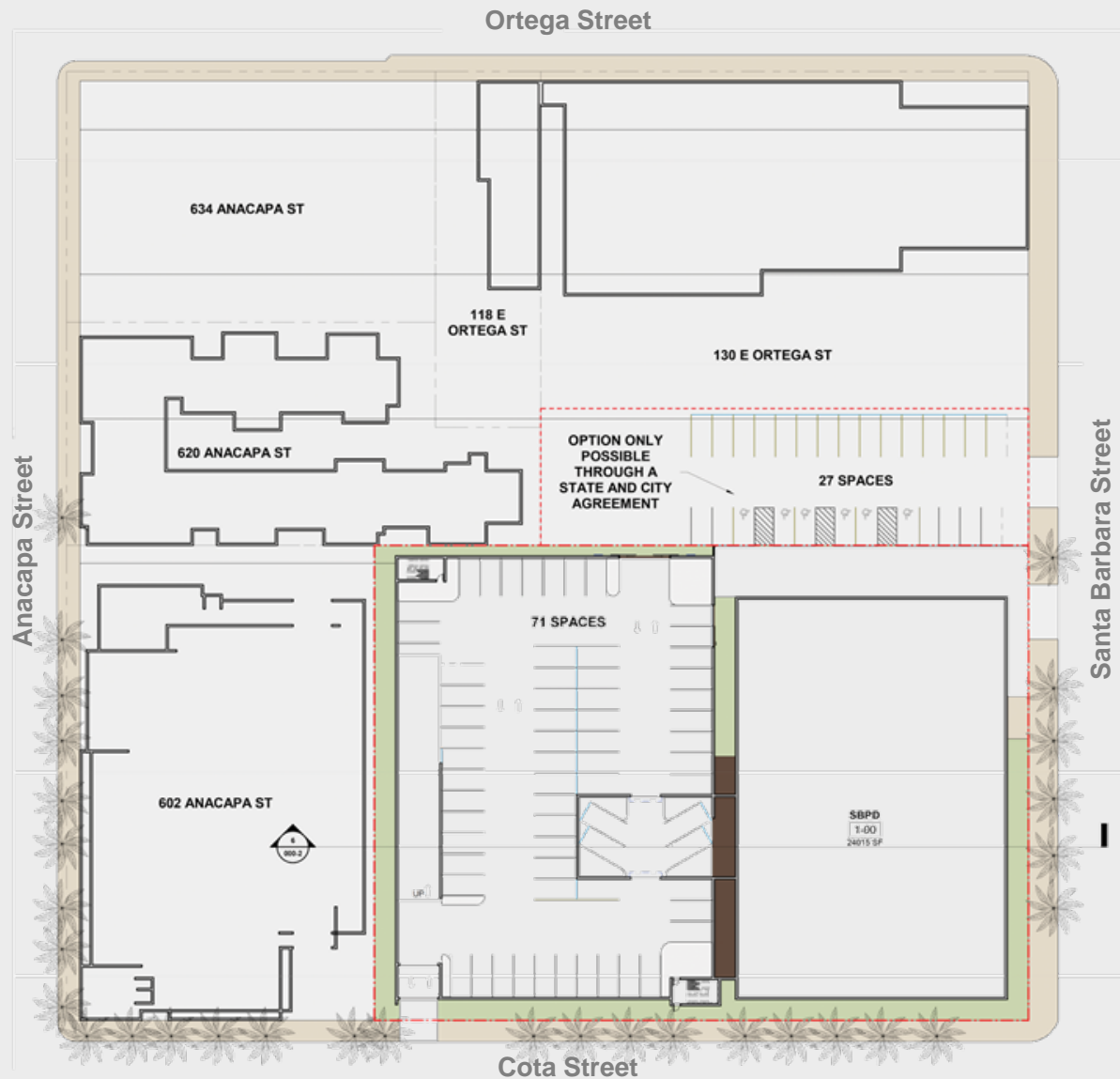




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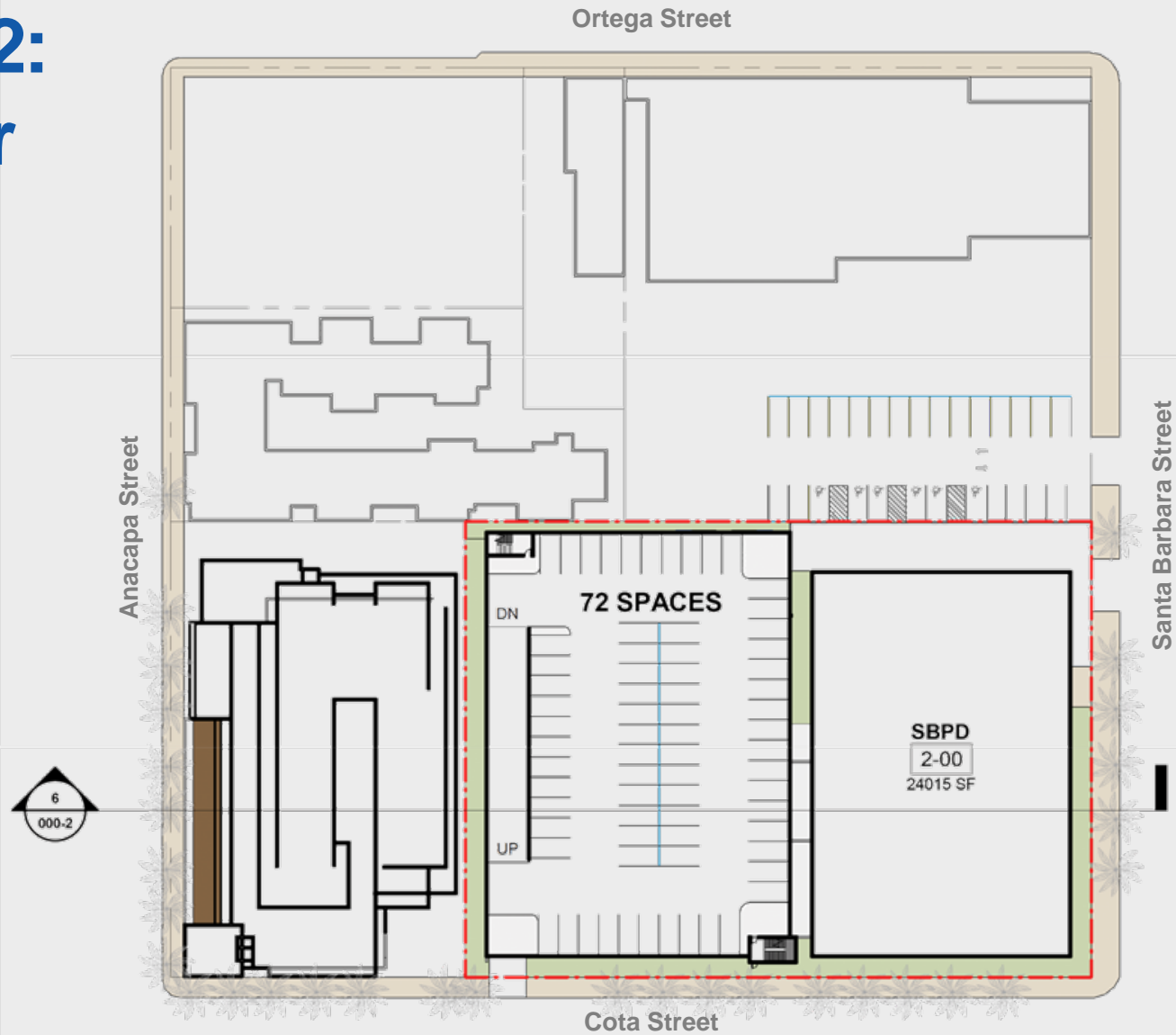


## Cota Option 2: First Floor



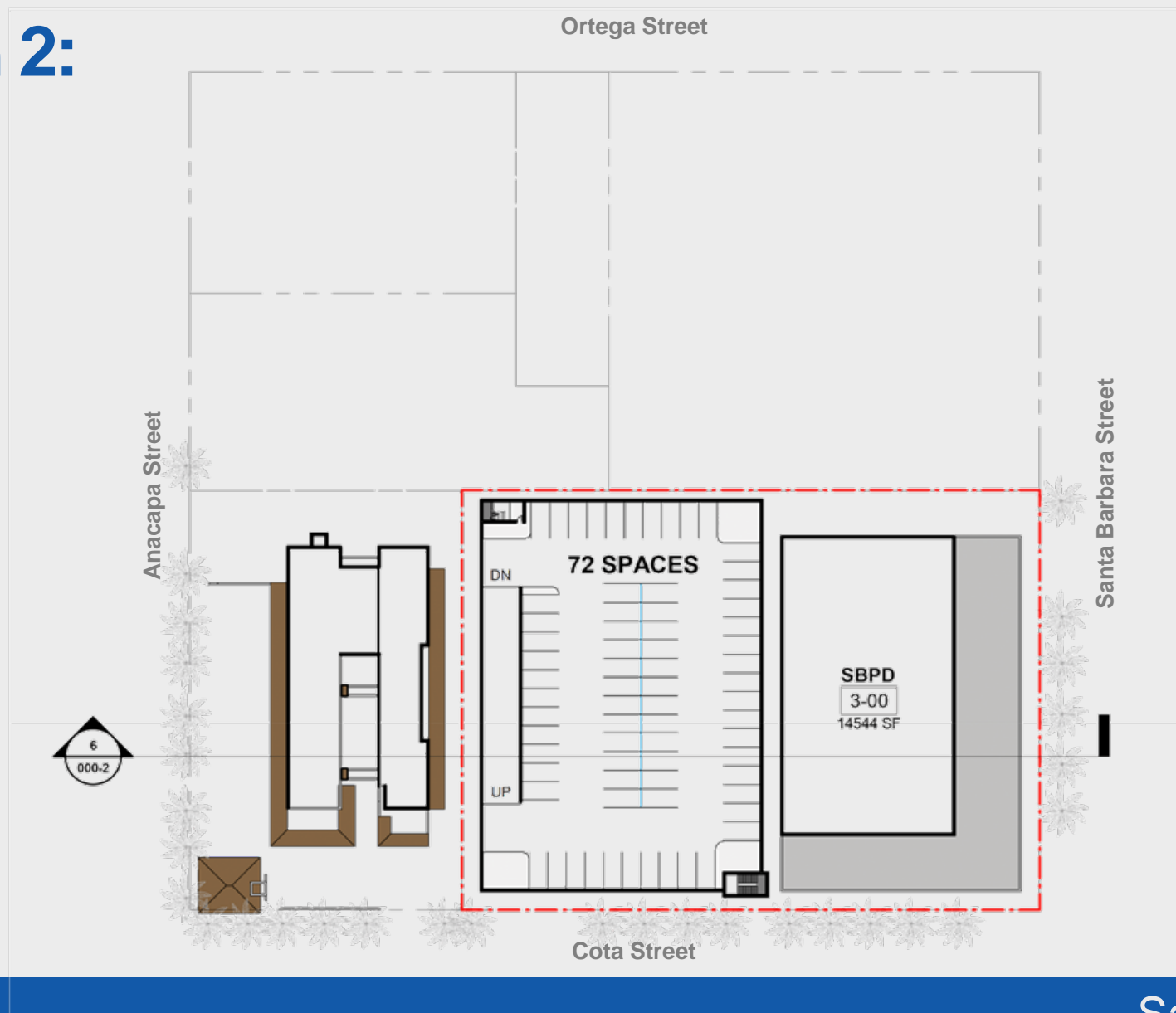


## Cota Option 2: Second Floor





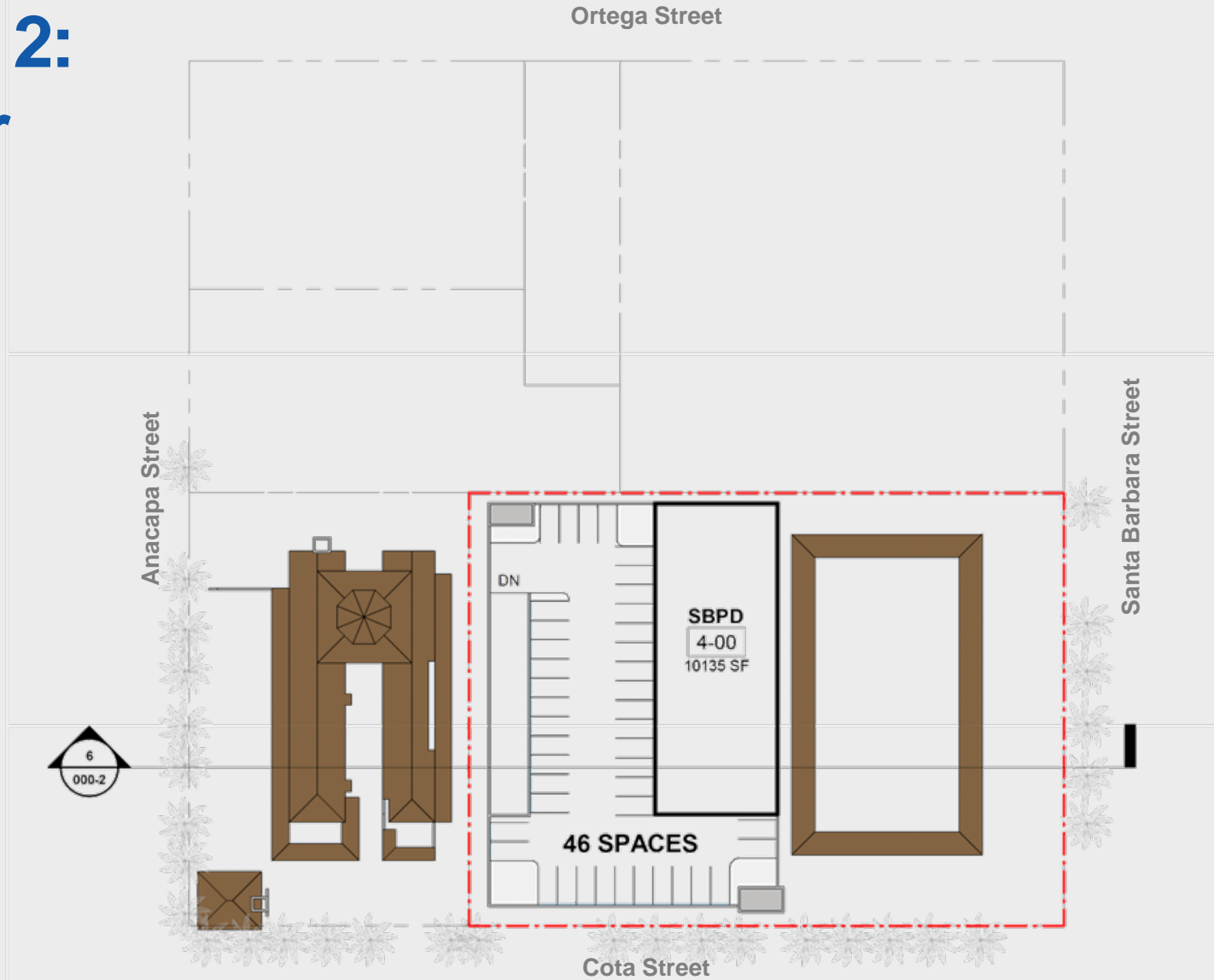
## Cota Option 2: Third Floor







## Cota Option 2: Fourth Floor

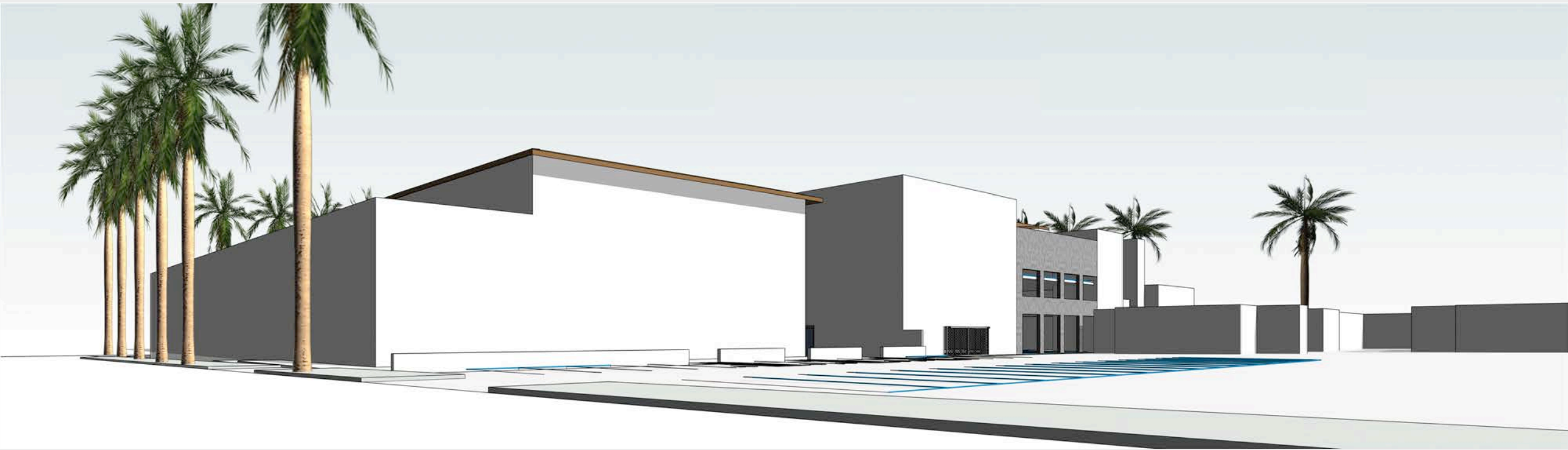




## Cota Option 2: View looking across Cota St.



## Cota Option 2: View down Santa Barbara St. toward Site





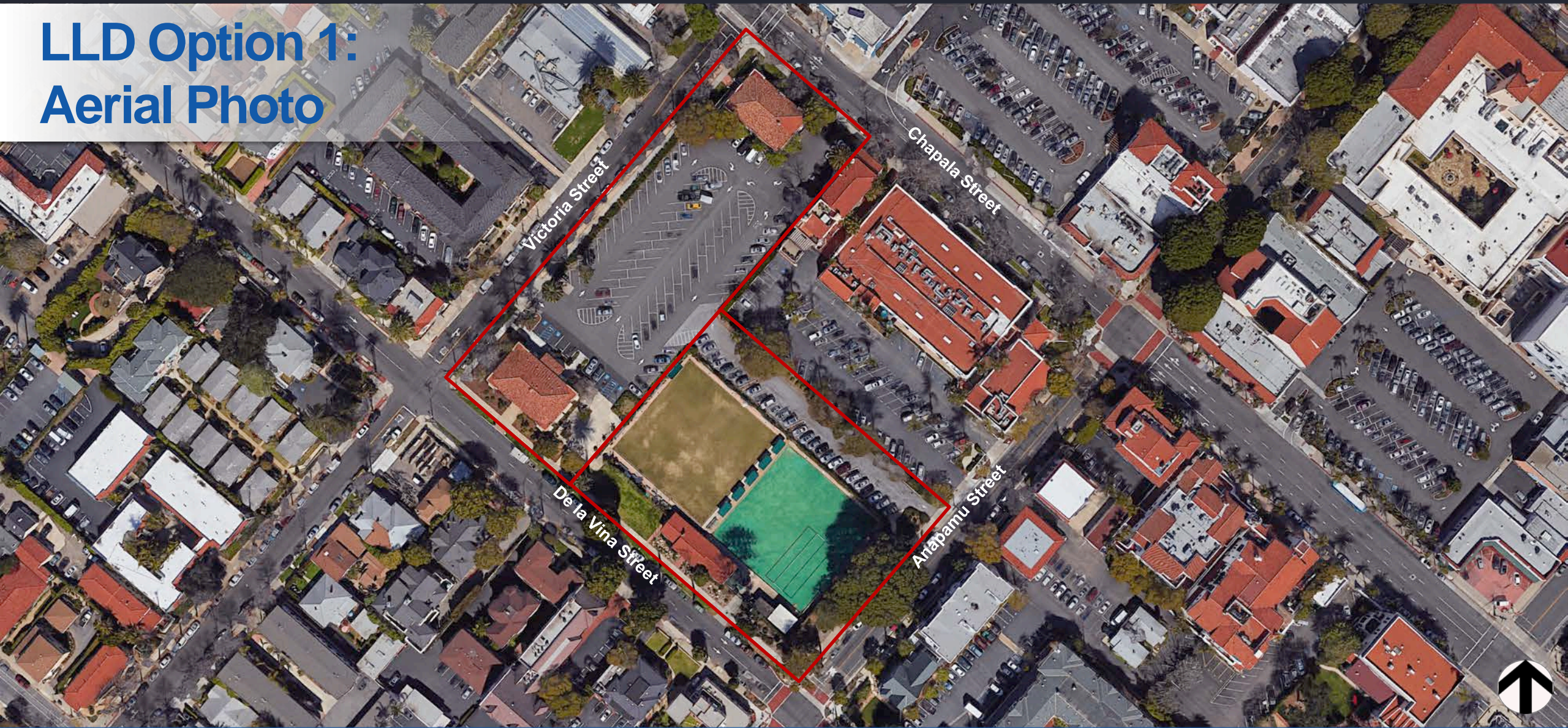
# Louise Lowry Davis/1235 Teen Center/Spencer Adams Property







# LLD Option 1: Aerial Photo





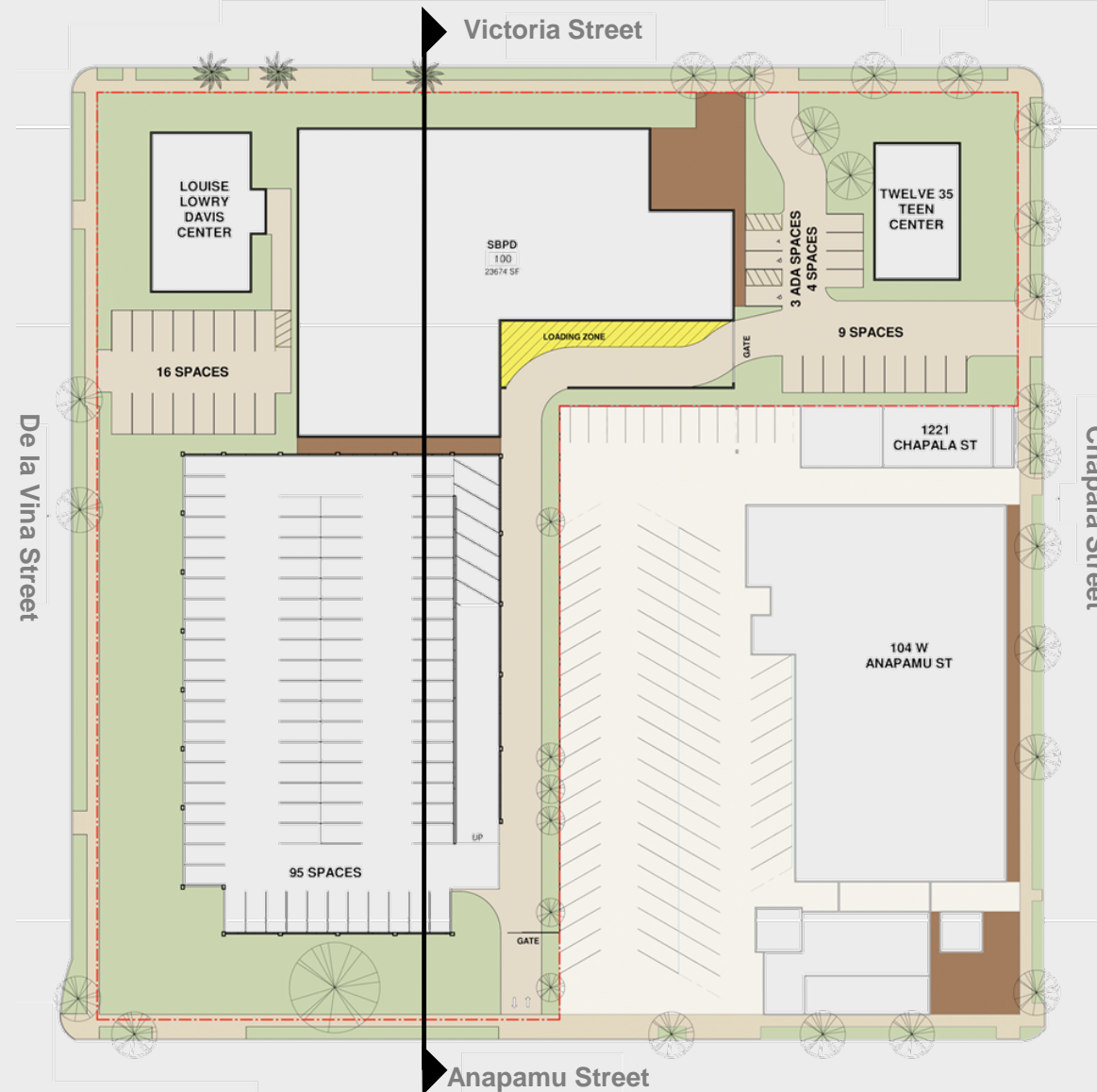
# LLD Option 1: Aerial Photo



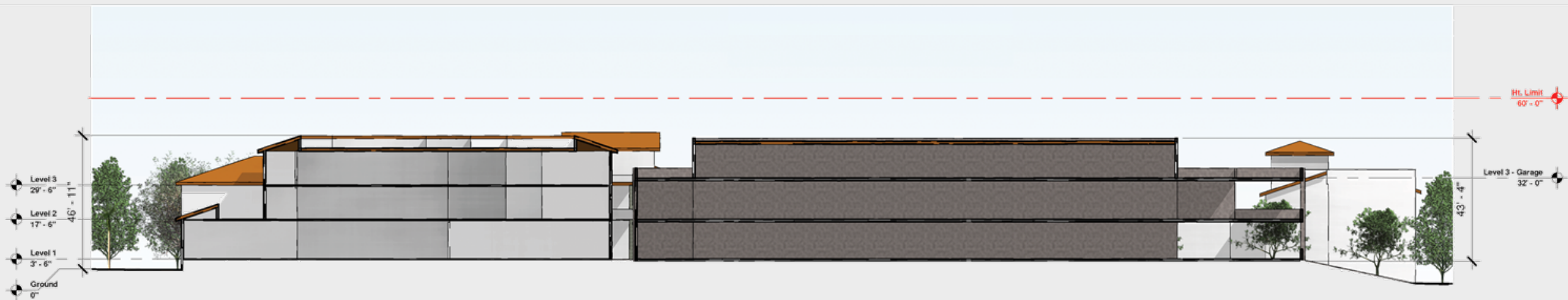




# LLD Option 1: Site Plan

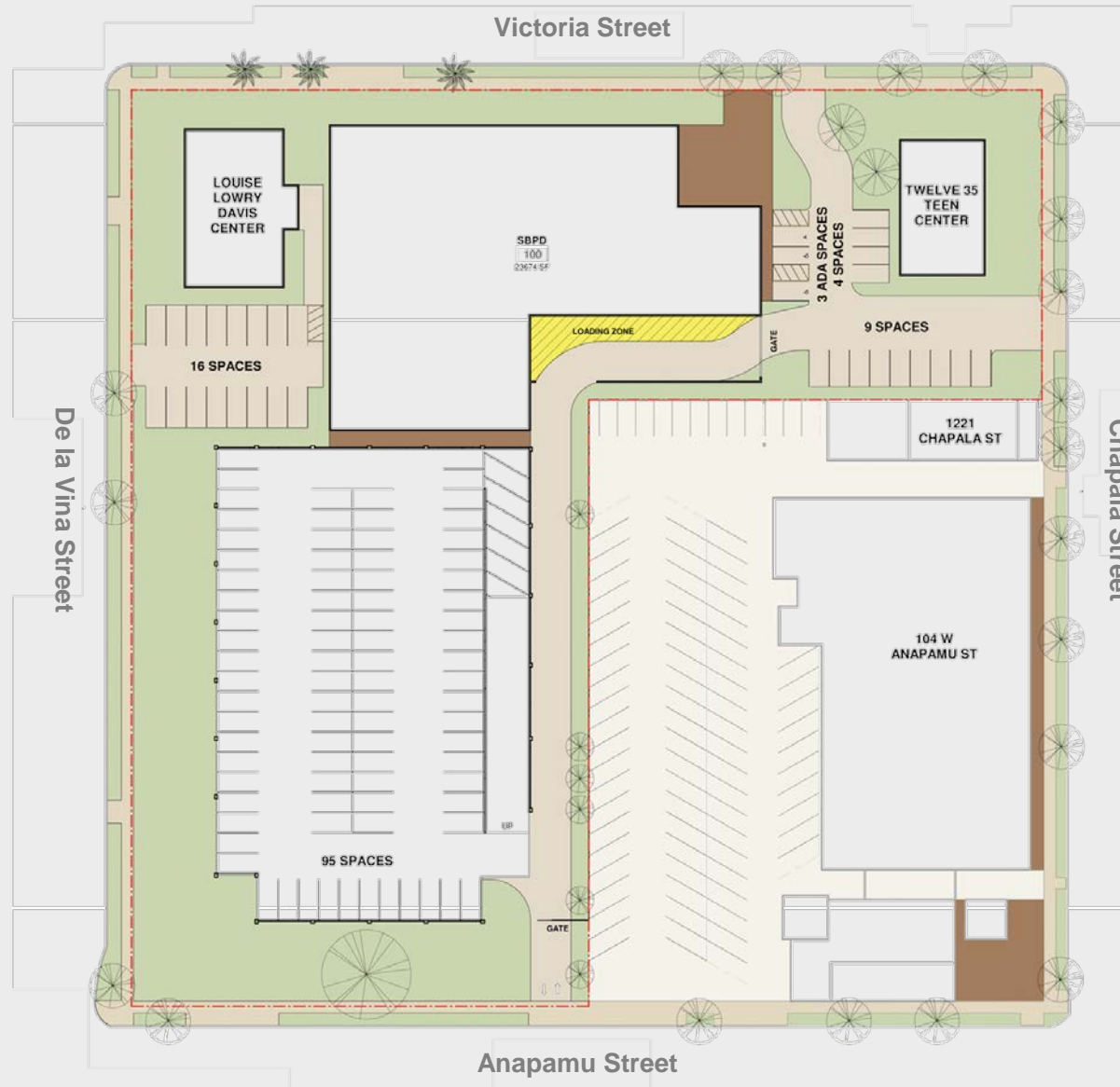


# LLD Option 1: Site Section

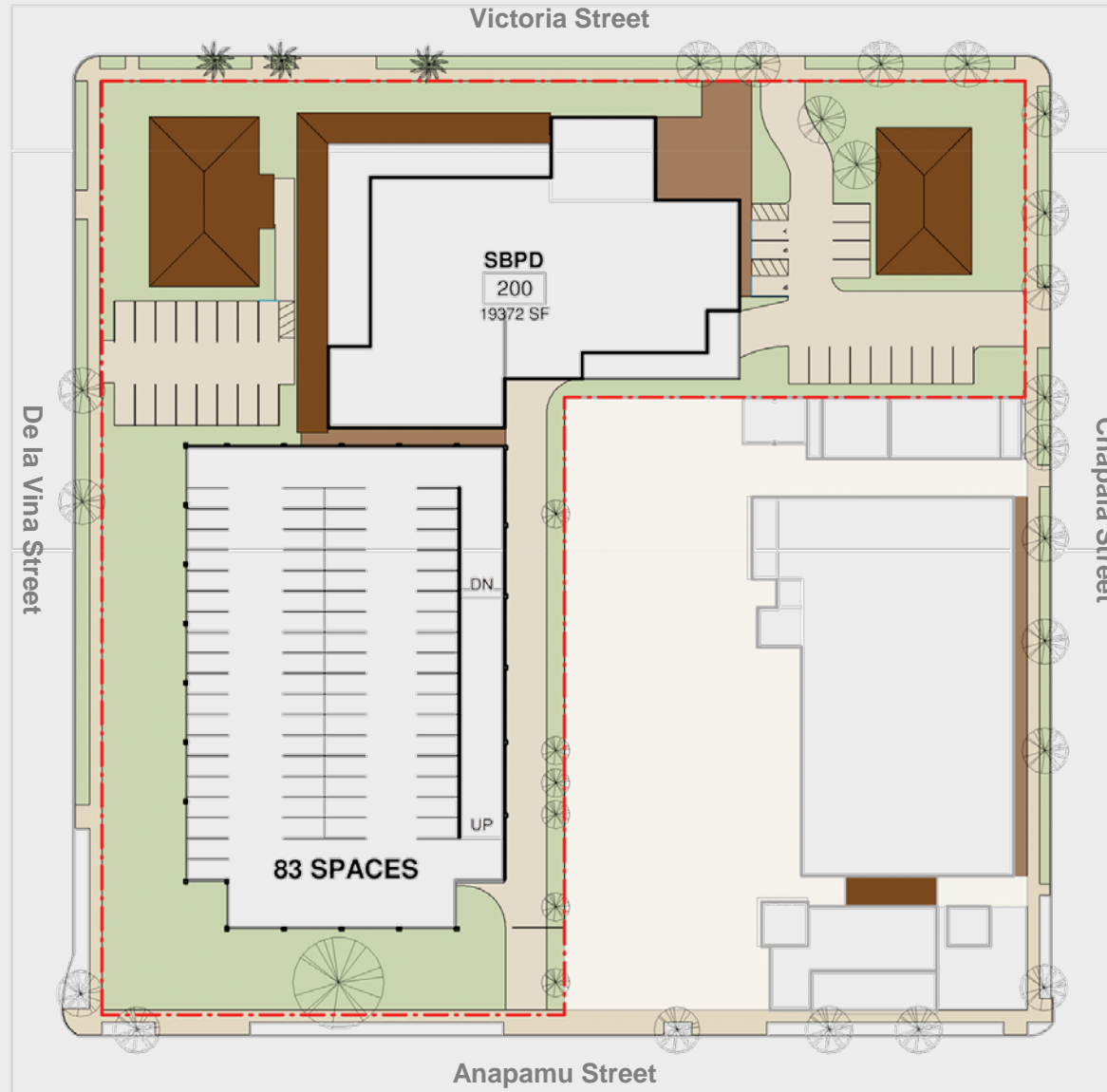




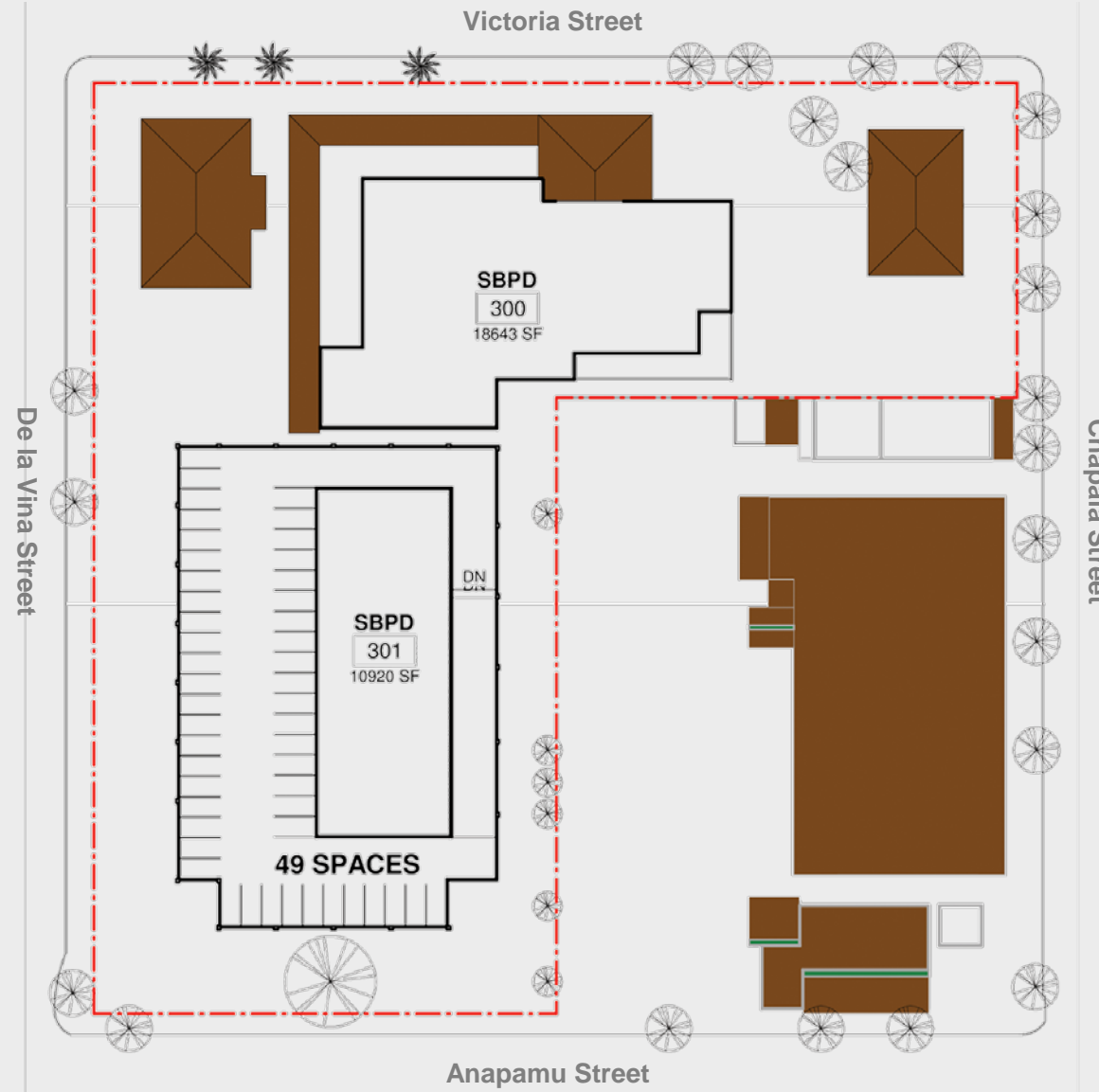
# LLD Option 1: First Floor



## LLD Option 1: Second Floor



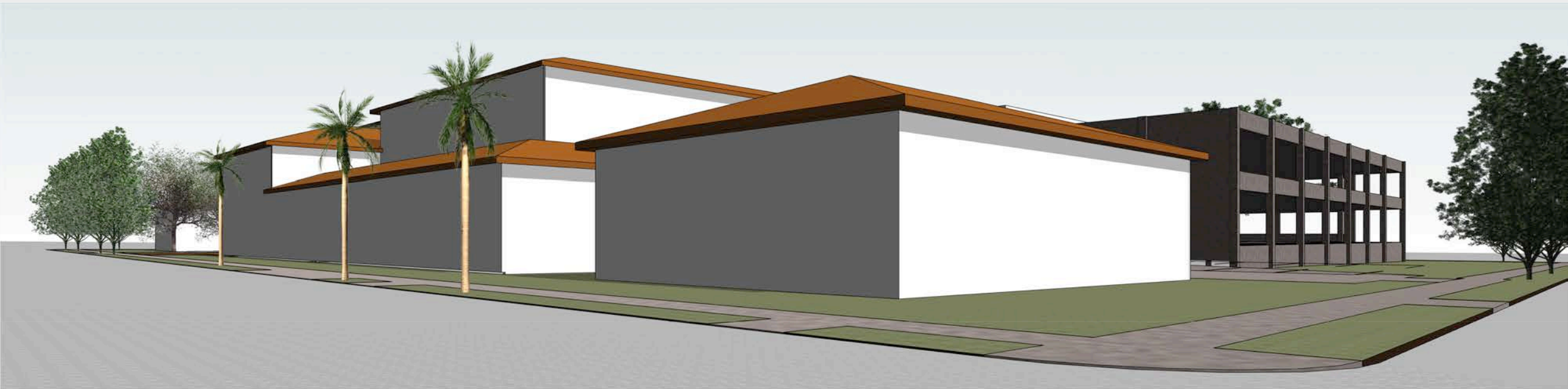
# LLD Option 1: Third Floor







# LLD Option 1: View from De La Vina St. and Victoria St.



## LLD Option 1: View from De La Vina St. and Anapamu St.







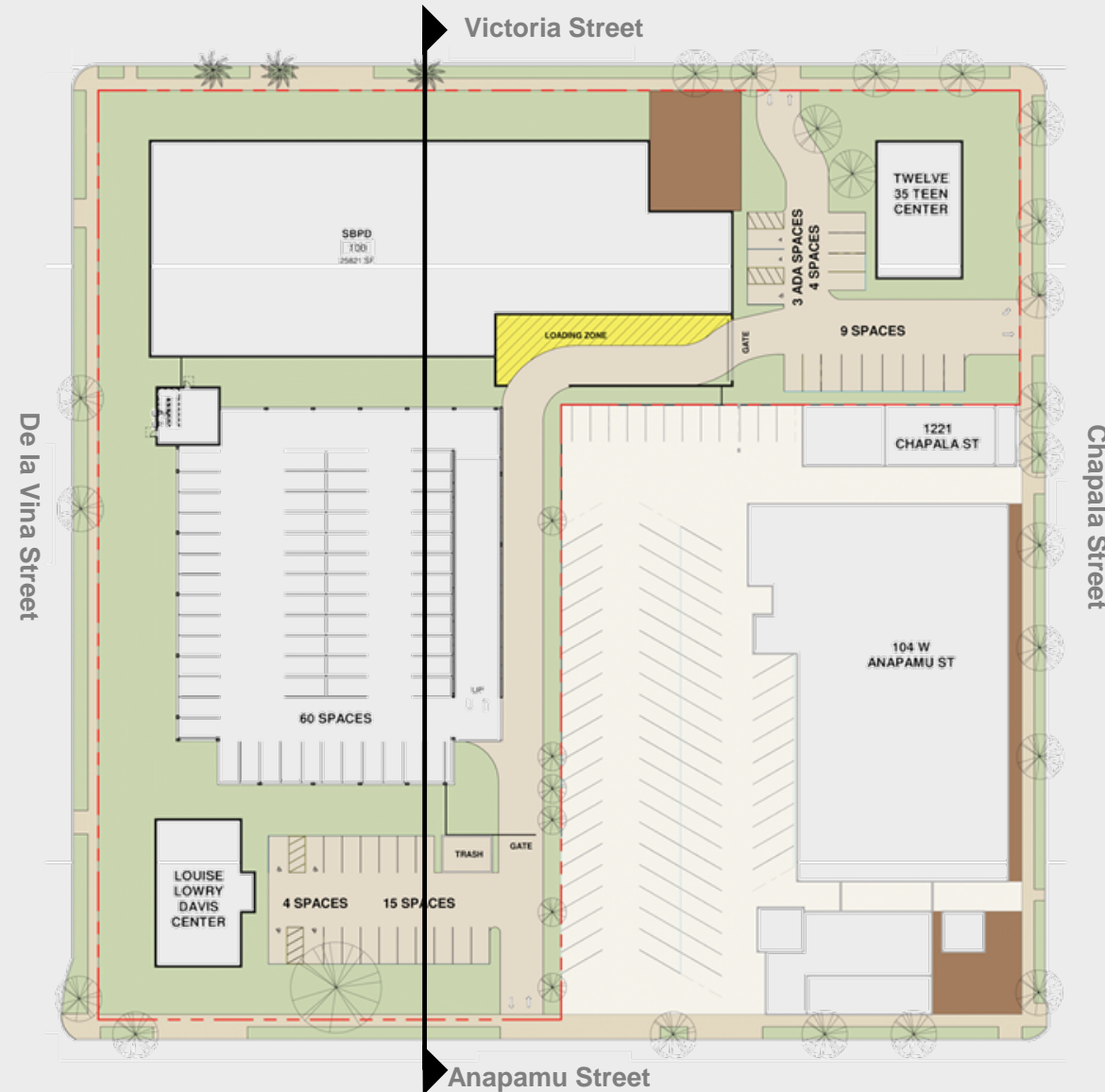
## LLD Option 2: Aerial Photo





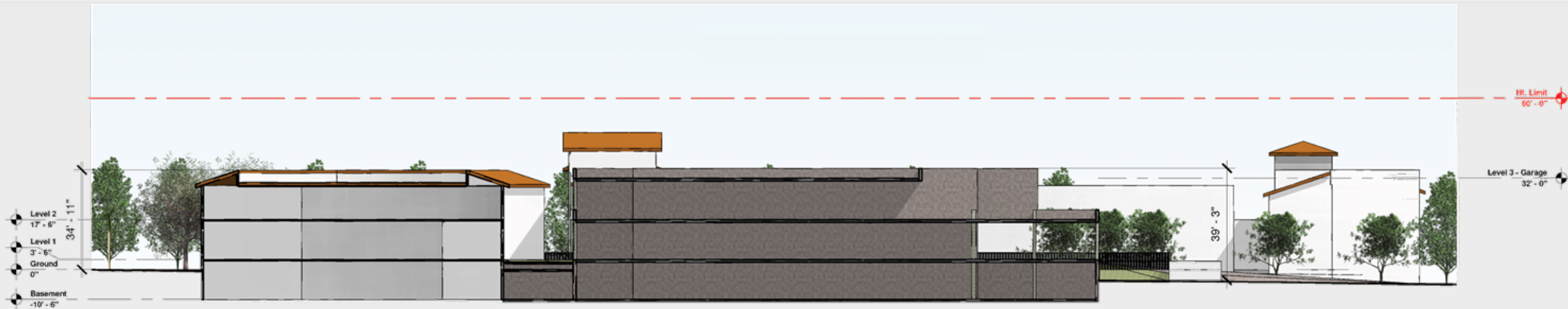


## LLD Option 2: Site Plan

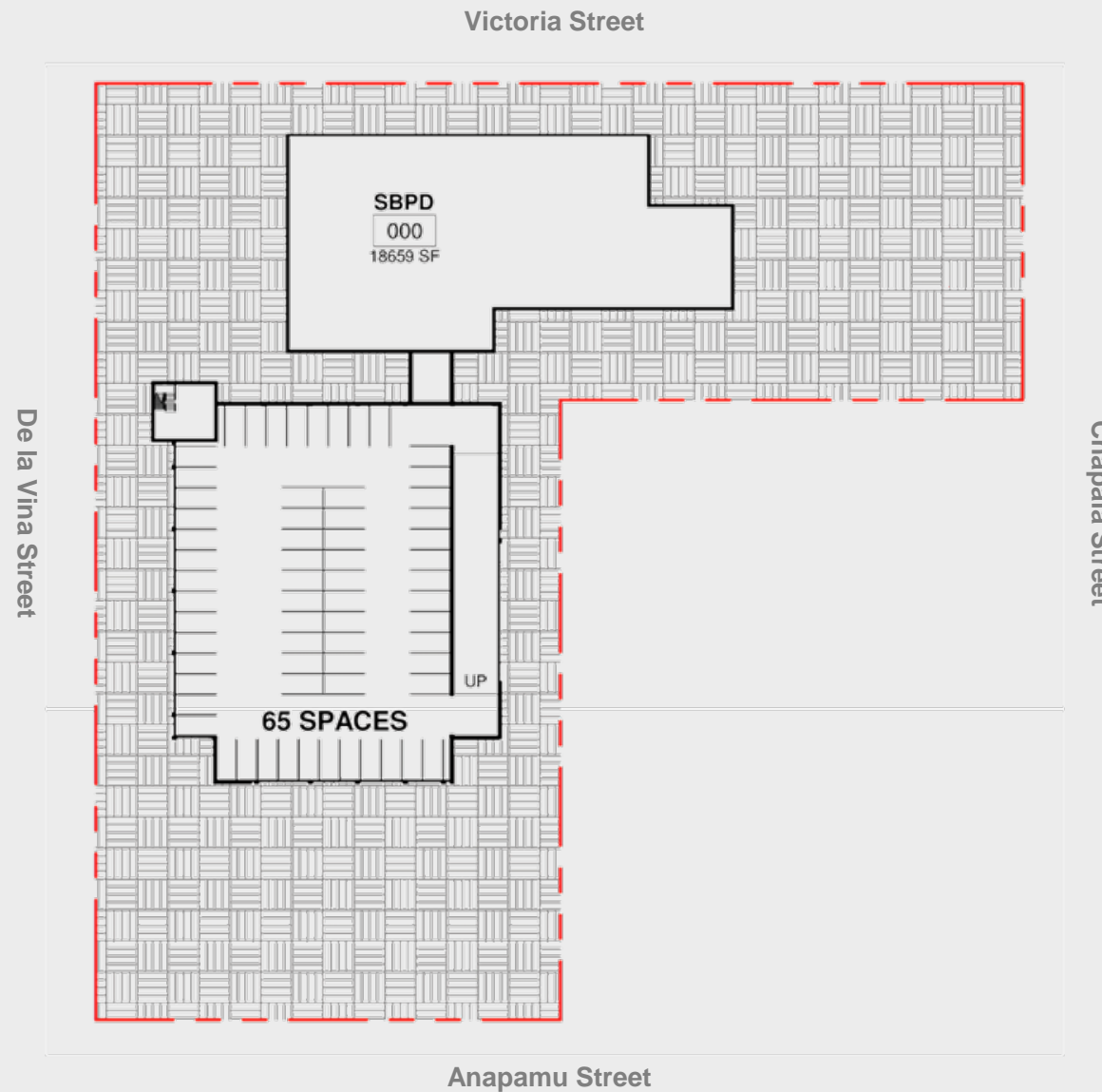




# LLD Option 2: Site Section

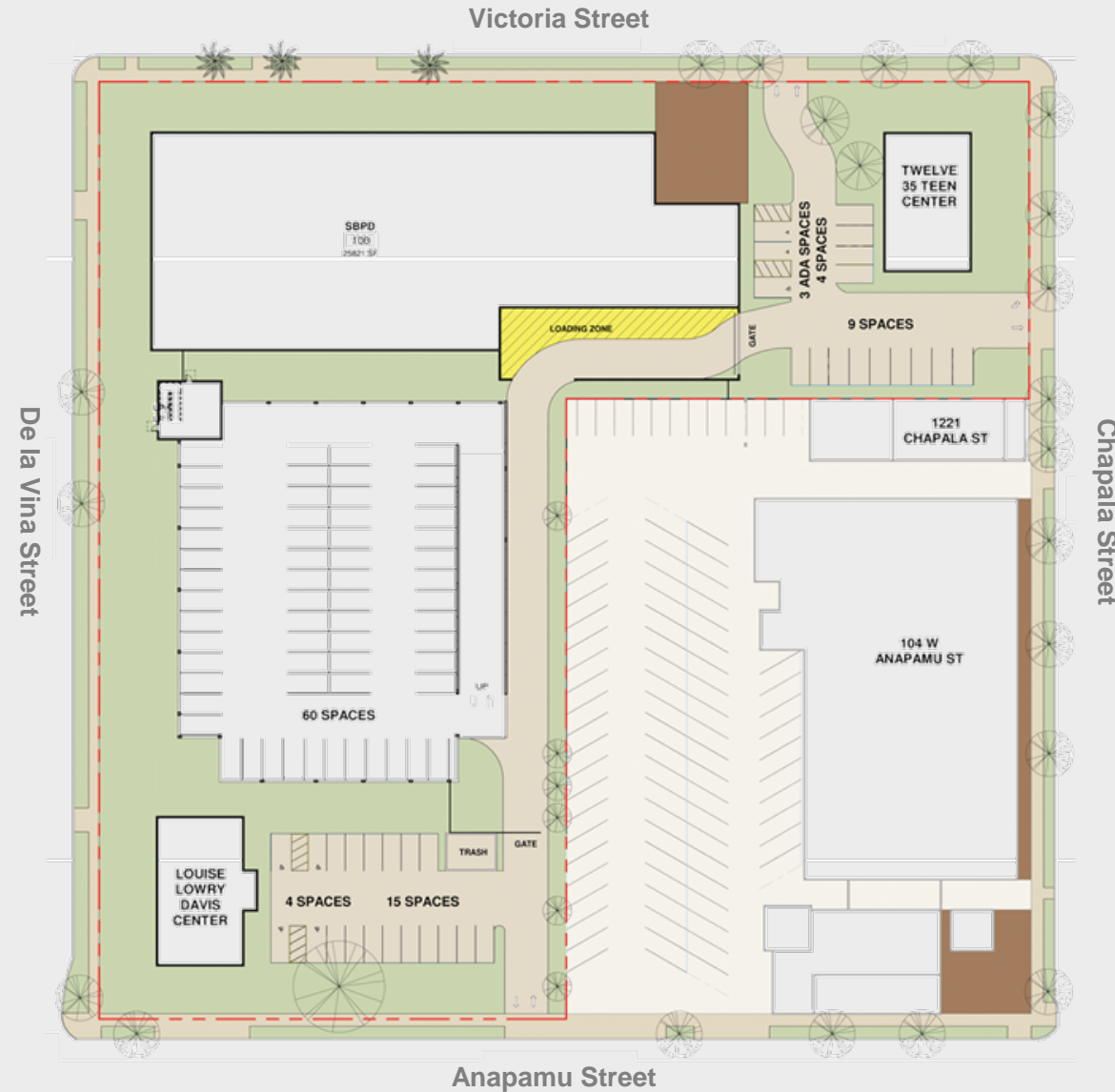


## LLD Option 2: Basement



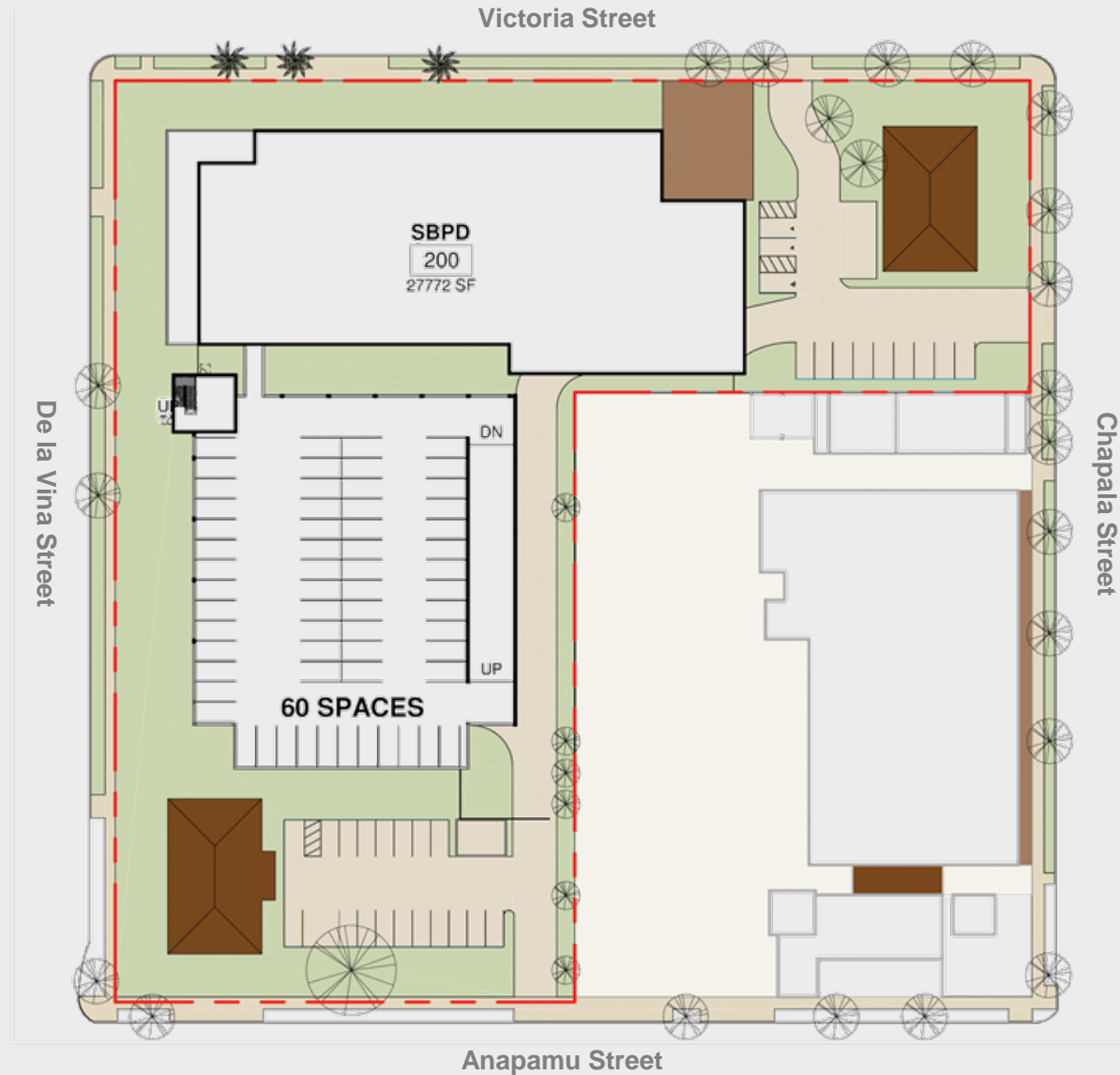


## LLD Option 2: First Floor

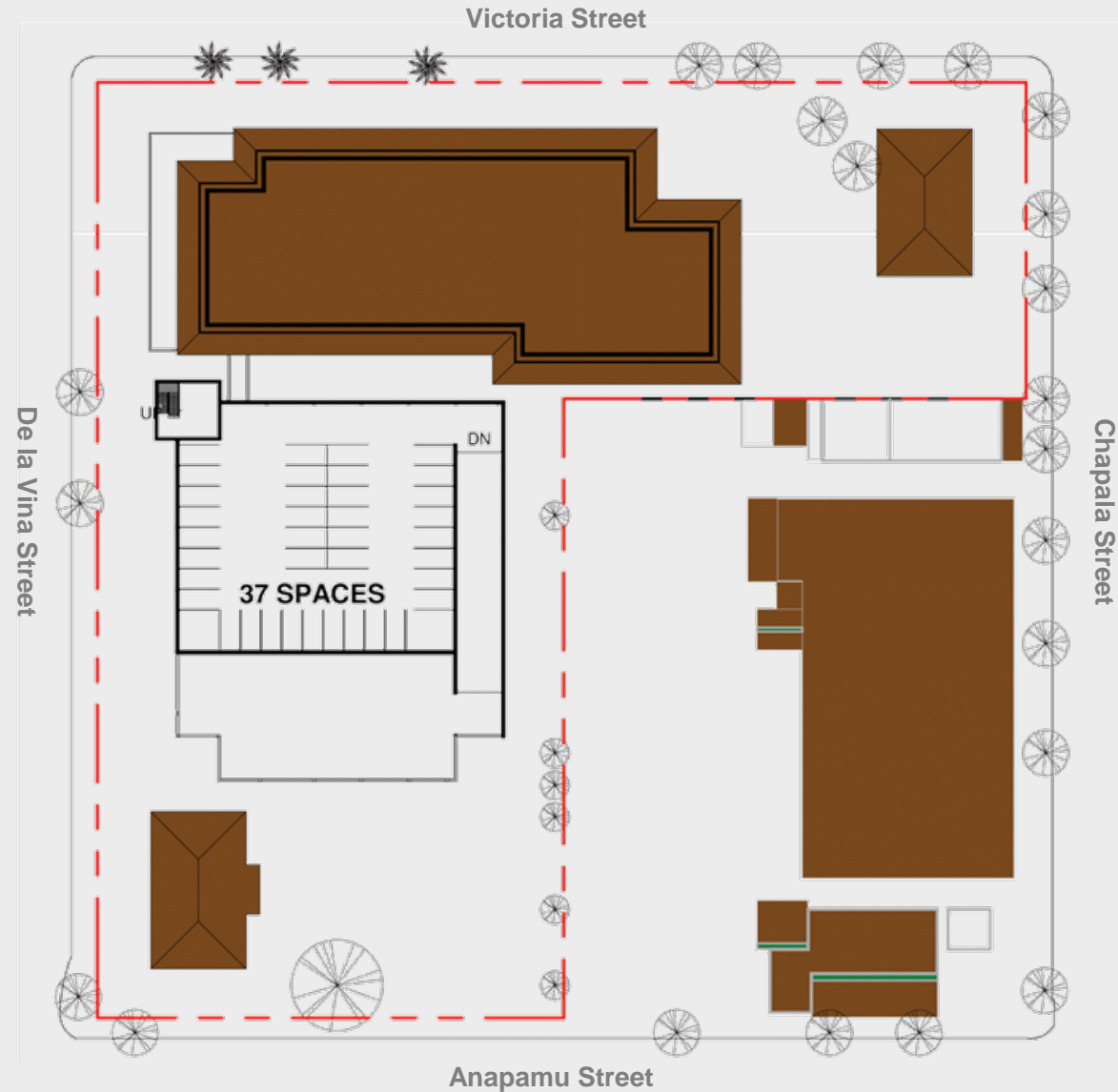




## LLD Option 2: Second Floor

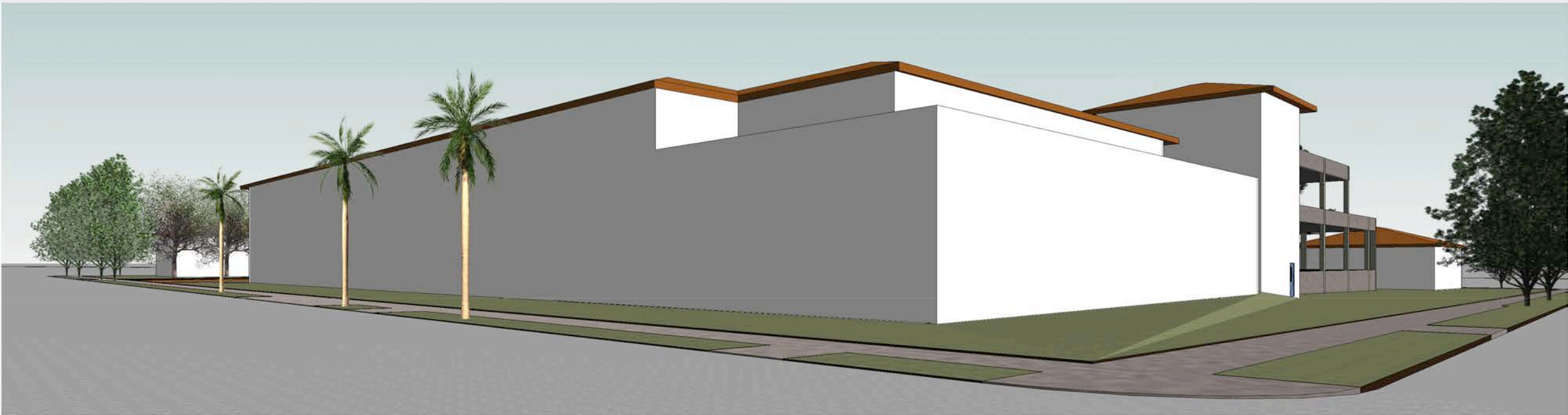


## LLD Option 2: Third Floor





## LLD Option 2: View from De La Vina St. and Victoria St.





## LLD Option 2: View from De La Vina St. and Anapamu St.





# Next Steps

## Dual Path For Design:

- Massing Studies for both sites, including surface parking
- Layouts for building entry and security
- Layouts for circulation and access for vehicles
- Preliminary Environmental Review for both sites

Continue Discussions with State of California for Ortega Property.



# How To Make The Decision

**Function**

**Cost**

**Time**



**SITE**

Each site will have a mix of the above variables, but which site is best will become clear as the options are studied and evaluated using these three factors.





# Upcoming Meetings

Schedule:	Meeting	Time:	Location:
November 13 <sup>th</sup>	Eastside Public Outreach Mtg	5:15 – 7:00	Franklin Center
November 15 <sup>th</sup>	Westside Public Outreach Mtg	5:15 – 7:00	La Cumbre Junior High

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