

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 181300

APN: 037-251-19

Proposal to construct a college building at Twin Lakes Church. Requires a Design Review approval per the Twin Lakes Church Master Plan. Property located on the west side of Cabrillo College Drive approximately 1,500 feet south of Soquel Drive.

OWNER: Twin Lakes Baptist Church

APPLICANT: Swift Consultants - Ken Hart

SUPERVISORIAL DISTRICT: 2

PLANNER: Randall Adams, (831) 454-3218

EMAIL: Randall.Adams@santacruzcounty.us

Public comments must be received by 5:00 p.m. May 27, 2019.

A decision will be made on or shortly after May 28, 2019.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, call the project planner identified above.



LEVEL IV DESIGN REVIEW APPLICATION
AND AMENDMENT TO MASTER PLAN D-71-3-15

FOR A NEW

COLLEGE BUILDING

AT

TWIN LAKES CHURCH

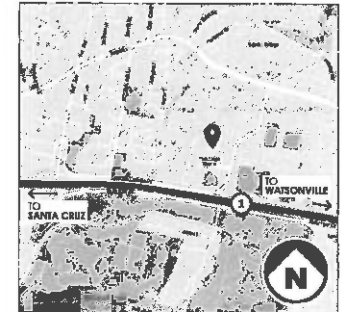
2701 CABRILLO COLLEGE DRIVE
APTOS
CALIFORNIA 95003

AUGUST 16, 2018
OCTOBER 17, 2018
REVISED MARCH 1, 2019

APN: 037-251-19

MAYFIELD ARCHITECTS

VICINITY MAP



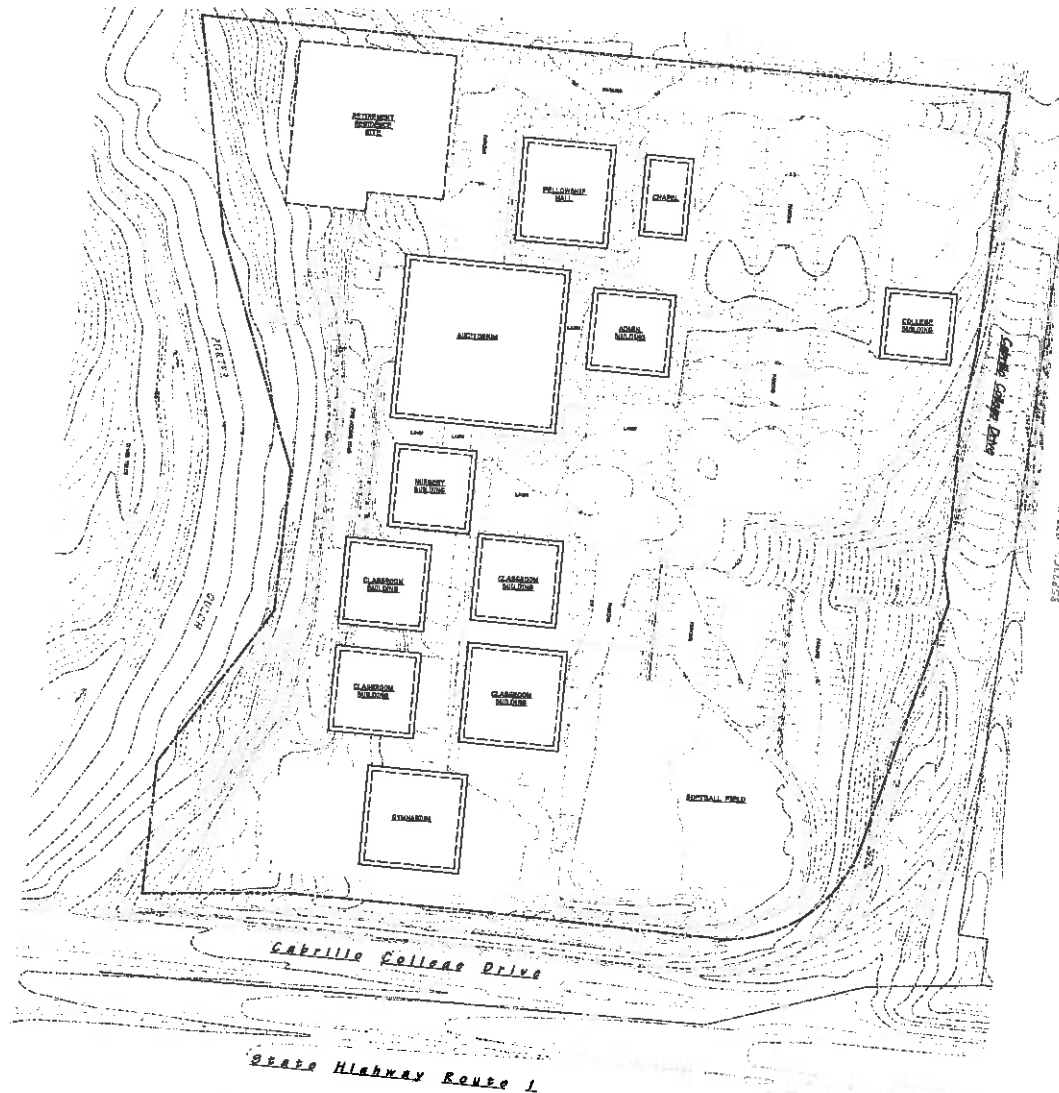
DRAWING INDEX

COVER SHEET
A-0.1 MASTERPLAN - 1971 (Original)
A-0.2 MASTERPLAN - 2014 (Current Approved)
A-0.3 MASTERPLAN - 2018 (Proposed)
A-0.4 SITE PLAN - Existing
A-0.5 SITE PLAN - Proposed
A-1.1 SITE PLAN - Proposed Enlarged
A-2.1 FLOOR PLAN - Main Level
A-2.2 FLOOR PLAN - Mezzanine Level
A-5.1 EXTERIOR ELEVATIONS
CAD CIVIL - Grading and Drainage
L1 LANDSCAPING - Planting Plan



TLC - COLLEGE BUILDING

APN: 037-251-19



MASTER PLAN - 1971 (Original)

NOT TO SCALE

TOTAL PARKING (AS SHOWN) 447



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PROJECT

THE NEW
"COLLEGE BUILDING"

for
TWIN LAKES
CHURCH

at
2701 Cabrillo College Drive
Aptos
California
95003

CONSULTANT

REGISTRATION

PERMIT APPROVAL STAMP

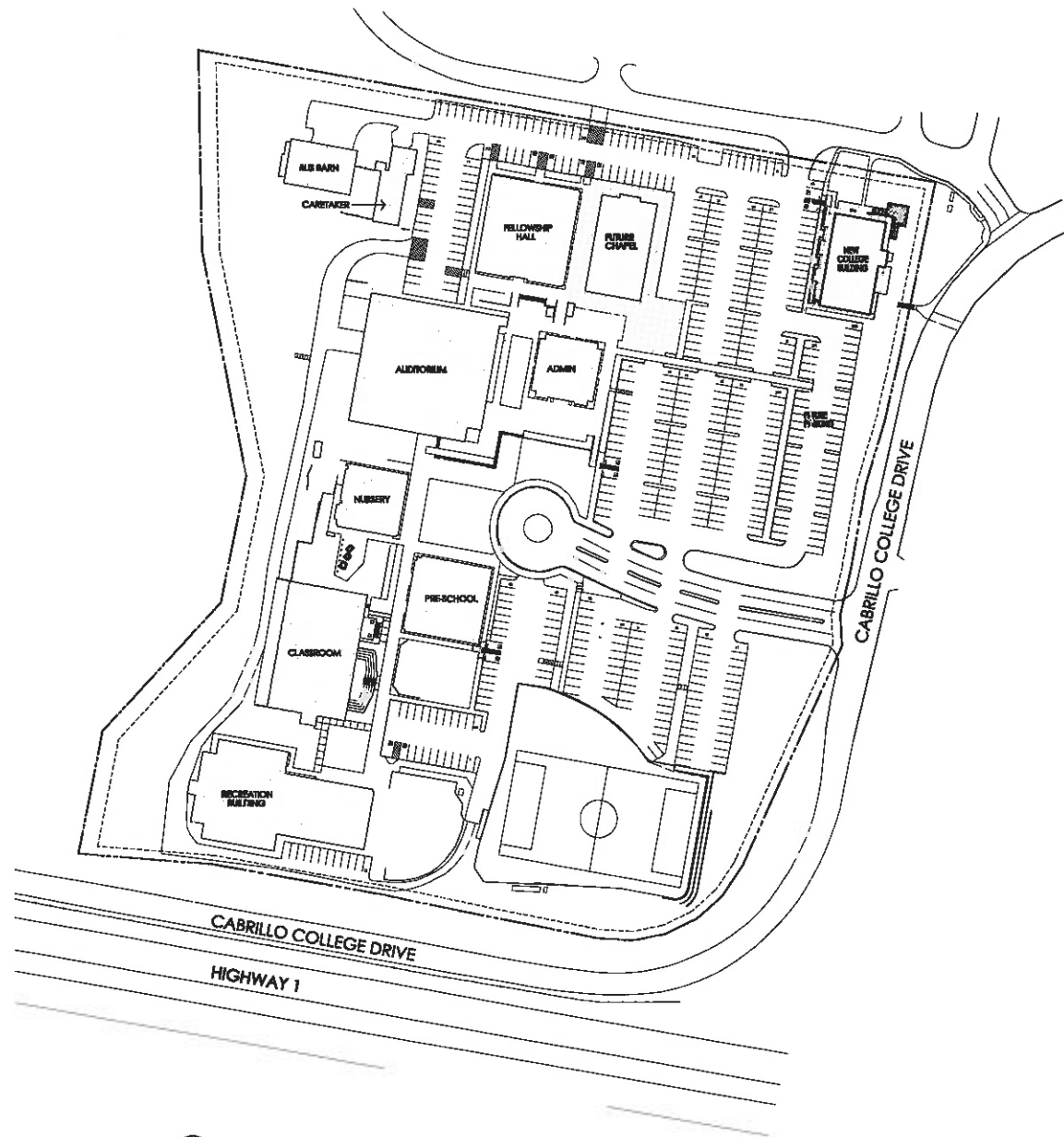
DRAWING INDEX

MASTERPLAN -
1971

DRAWN BY SH JR
DATE OCTOBER 17, 2010
REVISIONS

A-0.1

APN: 037-251-19



MASTER PLAN - 2018 (Proposed)

1" = 80'-0"

TOTAL PARKING (AS SHOWN) 344



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PROJECT

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"COLLEGE BUILDING"

for

TWIN LAKES
CHURCH

at

2701 Cabrillo College Drive
Aptos
California
95003

CONSULTANT

REGISTRATION

PERMIT APPROVAL STAMP

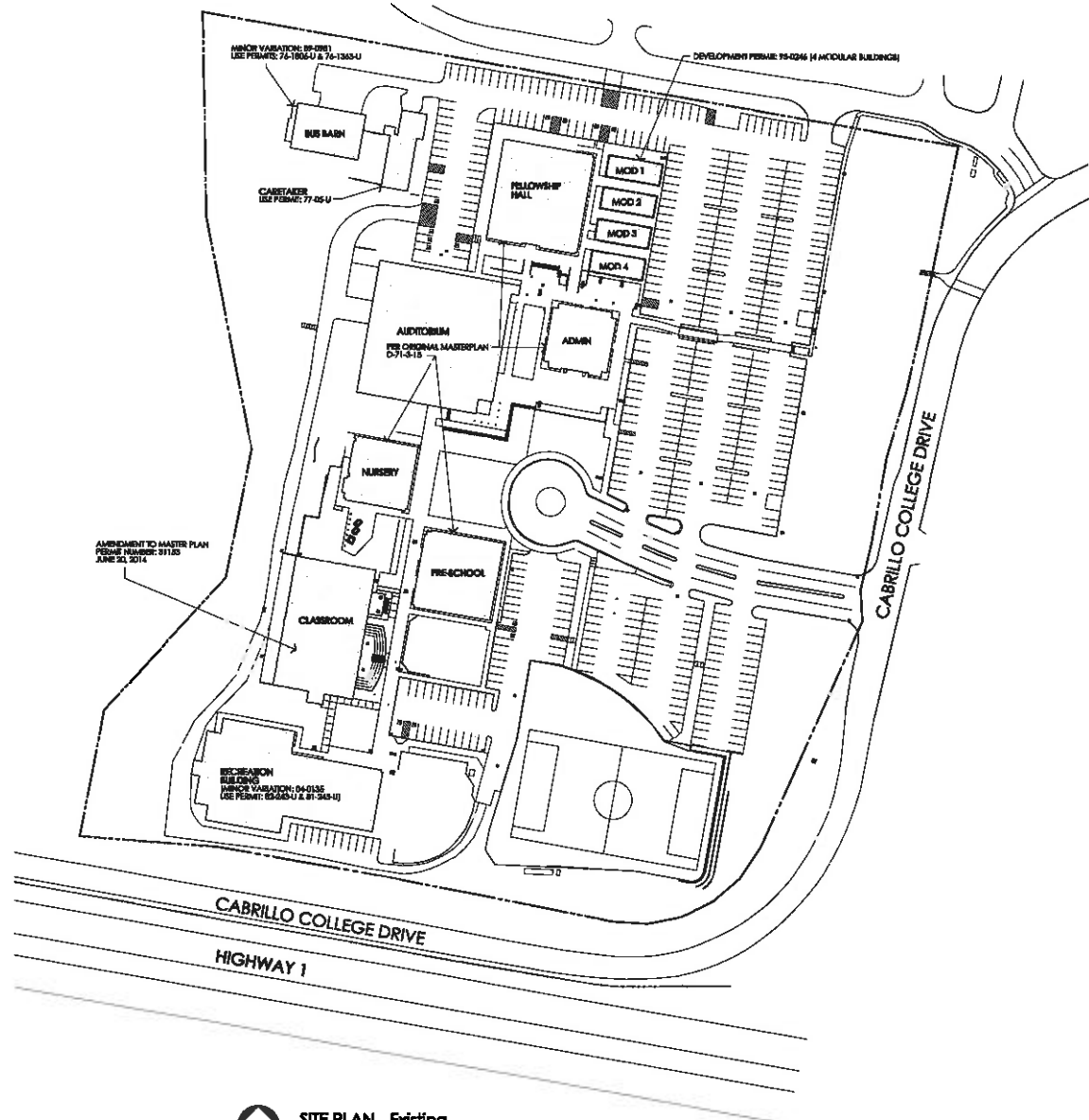
DRAWING INDEX

MASTER PLAN -
Proposed

DRAWN BY: SH JR
DATE: OCTOBER 11, 2018
REVISIONS:

A-0.3

APR: 037-251-19



SITE PLAN - Existing

1" = 60'-0"



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26 Plaza
Twin Lakes, California 95041
Phone: 831-335-0211
Website: mayfieldarchitects.com

PROJECT

**THE NEW
"COLLEGE BUILDING"**

for
**TWIN LAKES
CHURCH**

at

2701 Cabrillo College Drive
Aptos
California
95003

CONSULTANT

REGISTRATION

PERMIT APPROVAL STAMP

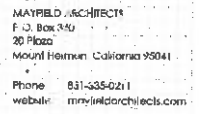
DRAWING INDEX

**SITE PLAN -
Existing**

DRAWN BY: SM, JR.
DATE: OCTOBER 11, 2018
REVISIONS:

A-0.4

APN: 037-251-19



**THE NEW
"COLLEGE BUILDING"**

2701 Cabrillo College Drive
Aptos
California
95003

REGISTRATION

DRAWING INDEX

DRAWN BY: SM
DATE: OCTOBER 17 2018
REVISION:

DASHED LINE INDICATES
EXTENT OF PROJECT
SEE A-11

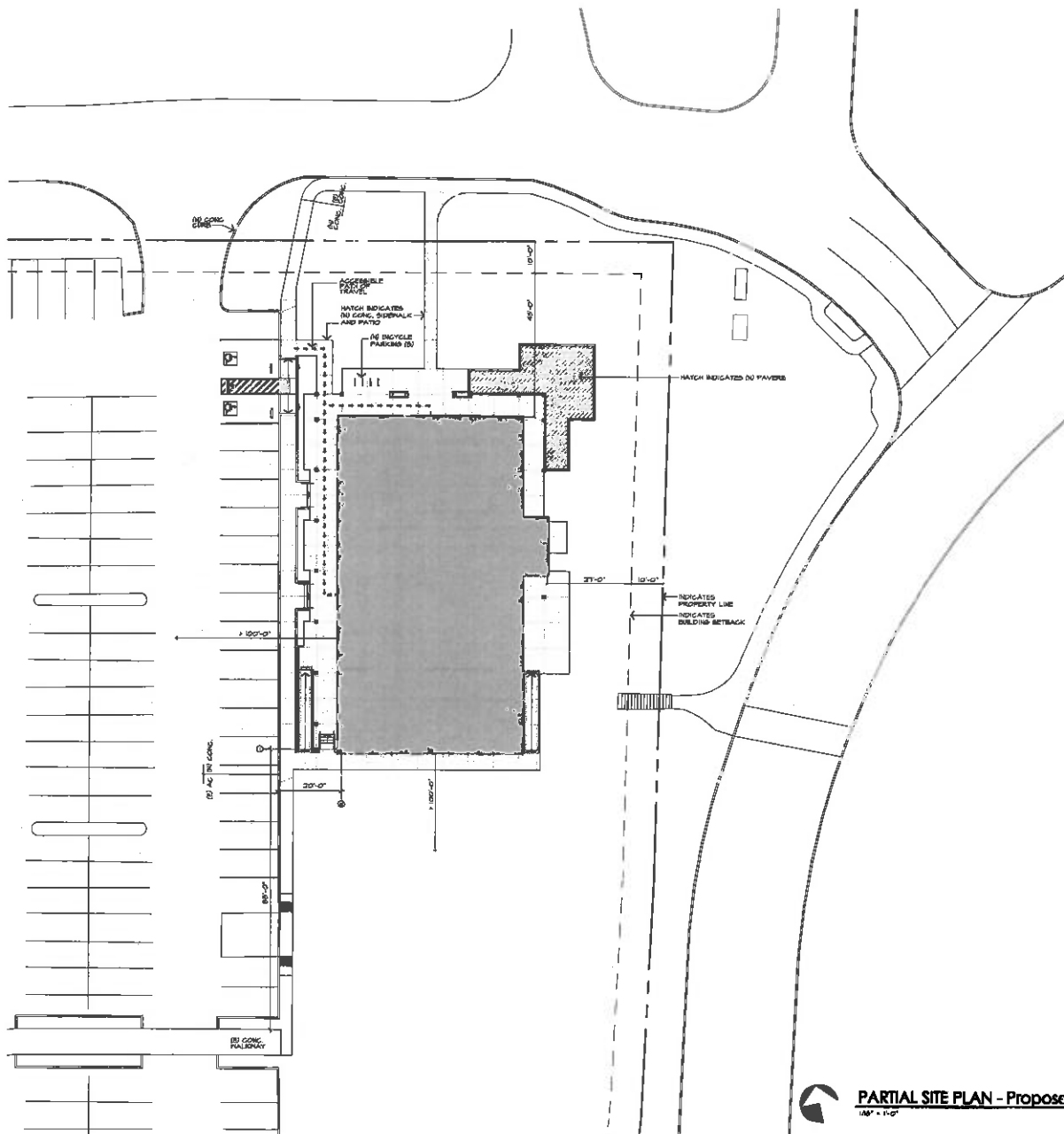
BUS BARN
CARETAKER
FELLOWSHIP HALL
MOD 1
MOD 2
MOD 3
MOD 4
ADMIN
AUDITORIUM
NURSERY
CLASSROOM
PRESCHOOL
RECREATION BUILDING
NEW COLLEGE BUILDING
AREA 15
SEE G-10
AREA 16
SEE G-10 AND A-11
CABRILLO COLLEGE DRIVE
HIGHWAY 1

SITE PLAN - Proposed
1" = 60'-0"



SITE PLAN - Proposed
 1" = 60'-0"

APN: 037-251-19



SITE / BUILDING DATA

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW COLLEGE BUILDING APPROVED UNDER VARIATION PLAN D-11-8-13, AND ALSO ACCESSIBILITY IMPROVEMENTS TO THREE LOCATIONS ON THE SITE.

THE COLLEGE BUILDING IS A SINGLE STORY BUILDING, CONSISTING OF A COLLEGE MEETING ROOM AND A COFFEE HOUSE WITH A MEZZANINE OVER THE COFFEE HOUSE SERVING AREA INCLUDING TWO ADMINISTRATIVE OFFICES AND ADDITIONAL SEATING. THE BUILDING AREA IS 8,192 SQUARE FEET APPROVED AT 8,500 SQUARE FEET UNDER AMENDMENT APPLICATION D1888.

THE THREE AREAS OF ACCESSIBILITY IMPROVEMENT ARE MARKED ON THE DRAWING AND, AS THE FOLLOWING:

AREA 14: THE ADDITION OF AN ACCESSIBLE CURB RAMP AT AN EXISTING ACCESSIBLE PARKING SPACE.

AREA 15: THE ADDITION OF AN ACCESSIBLE CURB RAMP.

AREA 16: THE ADDITION OF AN ACCESSIBLE CURB RAMP AT AN EXISTING ACCESSIBLE PARKING SPACE.

BUILDING MATERIALS

ROOF / BUTTER: PRESTONE UNGLAZED 10-4 PANELS, STANDING SEAMS AT 18" O.C., COLOR: SLATE GRAY.

EXTERIOR WALLS: PRESTONE DR. PRE. GIBBS PROFILE SHEATHING, COLOR: SLATE GRAY.

SITE, COLUMN / CEILING: COLOR: TERRA COTTA.

DOORS / WINDOWS: GLUCASILE SERIES 8000 HP THERMAL STOREFRONT FRAMES, COLOR: ALUMINUM, CLEAR ANODIZED FINISH; GLUCASILE SERIES 375 THERMAL GLAZ MEDIUM STYLE DOORS, COLOR: ALUMINUM, CLEAR ANODIZED FINISH.

PARCEL INFORMATION

PARCEL SIZE: 1.5 ACRES (67,500 S.F.)
EXISTING LAND USE - PARCELS: CHURCH AND ASSOCIATED IMPROVEMENTS
EXISTING LAND USE - SURROUNDINGS: GABELLUS COLLEGE, HIGHWAY 1, PORTER DAUGH PLANNING AREA
LAND USE DESIGNATION: P-1 (PUBLIC AND COMMUNITY FACILITIES)
LAND USE DESIGNATION: P-1 (PUBLIC AND COMMUNITY FACILITIES)
COASTAL ZONE: COASTAL ZONE 2 (COASTAL OPEN SPACE)
WATER SUPPLY: COASTAL ZONE 2 (COASTAL OPEN SPACE)
SEWERAGE DISPOSAL: SANTA CRUZ COUNTY SANITATION DISTRICT
FIRE DISTRICT: ANTIOCHA BELVA FIRE PROTECTION DISTRICT
DRAINAGE DISTRICT: COASTAL ZONE 2 (COASTAL OPEN SPACE)

AREA 16 ALL 10 BUILDINGS: 16,071 S.F.

FOOTPRINT OF PROPOSED BUILDING: 8,192 S.F.

TOTAL: 10,840 S.F.

LOT COVERAGE: 10,840 S.F. / 67,500 S.F. = 16%

GENERAL SITE NOTES

1. SEE CIVIL DRAWING C-1.5 FOR EXISTING AND PROPOSED GRADING AND EXISTING TREES TO BE REMOVED.

2. SEE LANDSCAPE PLAN L-1 FOR PROPOSED NEW TREES AND OTHER LANDSCAPING.



PARTIAL SITE PLAN - Proposed

1/8" = 1'-0"

APN: 037-251-19



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PROJECT

THE NEW "COLLEGE BUILDING"

for

TWIN LAKES CHURCH

at

2701 Cabrillo College Drive
 Aptos
 California
 95008

CONSULTANT

REGISTRATION

PERMIT APPROVAL STAMP

DRAWING INDEX

SITE PLAN - Proposed / SITE / BUILDING Data

DRAWN BY: MCH JR.
DATE: AUGUST 16, 2016
REVISIONS: OCTOBER 17, 2016
 MARCH 1, 2016

A-1.1



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PROJECT

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for

**TWIN LAKES
CHURCH**

at

2701 Cobalto College Drive
Aplos
California
95003

CONSULTANT

REGISTRATION

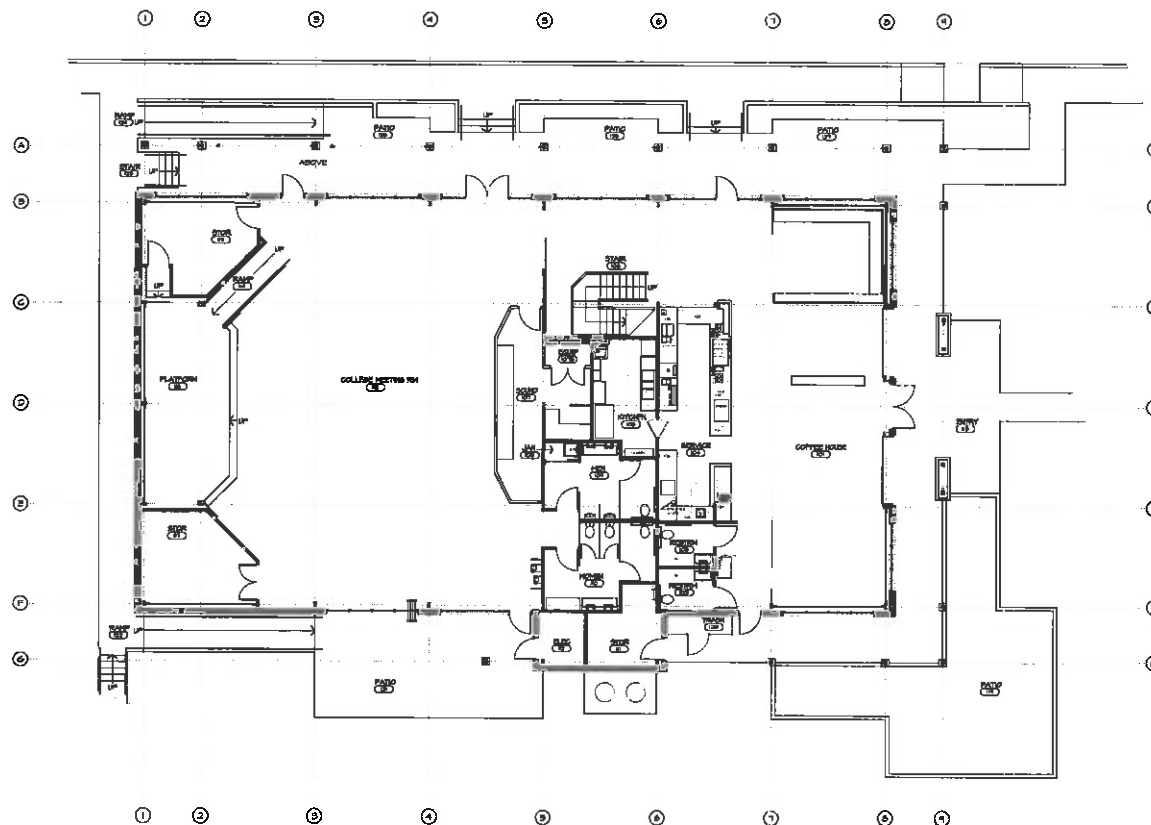
PERMIT AFFORDAL STAMP

DRAWING INDEX

**FLOOR PLAN -
Main Level**

DRAWN BY:
DATE: AUGUST 16, 2018
REVISION: OCTOBER 17, 2018

A-2.1



FLOOR PLAN - Main Level
1/8" = 1'-0"

PROJECT AREAS	
SITE FOOT PRINT	6,242 S.F.
BUILDING AREAS	
MAIL LEVEL	2,465 S.F.
COLLEGE CENTER	2,495 S.F.
ENTRY/COFFEE	6,286 S.F.
TOTAL	6,286 S.F.
MEZZANINE LEVEL	306 S.F.
OFFICE/STORAGE	306 S.F.
COFFEE	306 S.F.
TOTAL	682 S.F.
TOTAL BLDG	6,970 S.F.
MECHANICAL (UNCONDITIONED)	251 S.F.

APN: 037-251-19



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PROJECT

THE NEW "COLLEGE BUILDING"

For

TWIN LAKES CHURCH

at

2701 Caballo College Drive
Aptos
California
95003

CONSULTANT

REGISTRATION

PERMIT APPROVAL STAMP

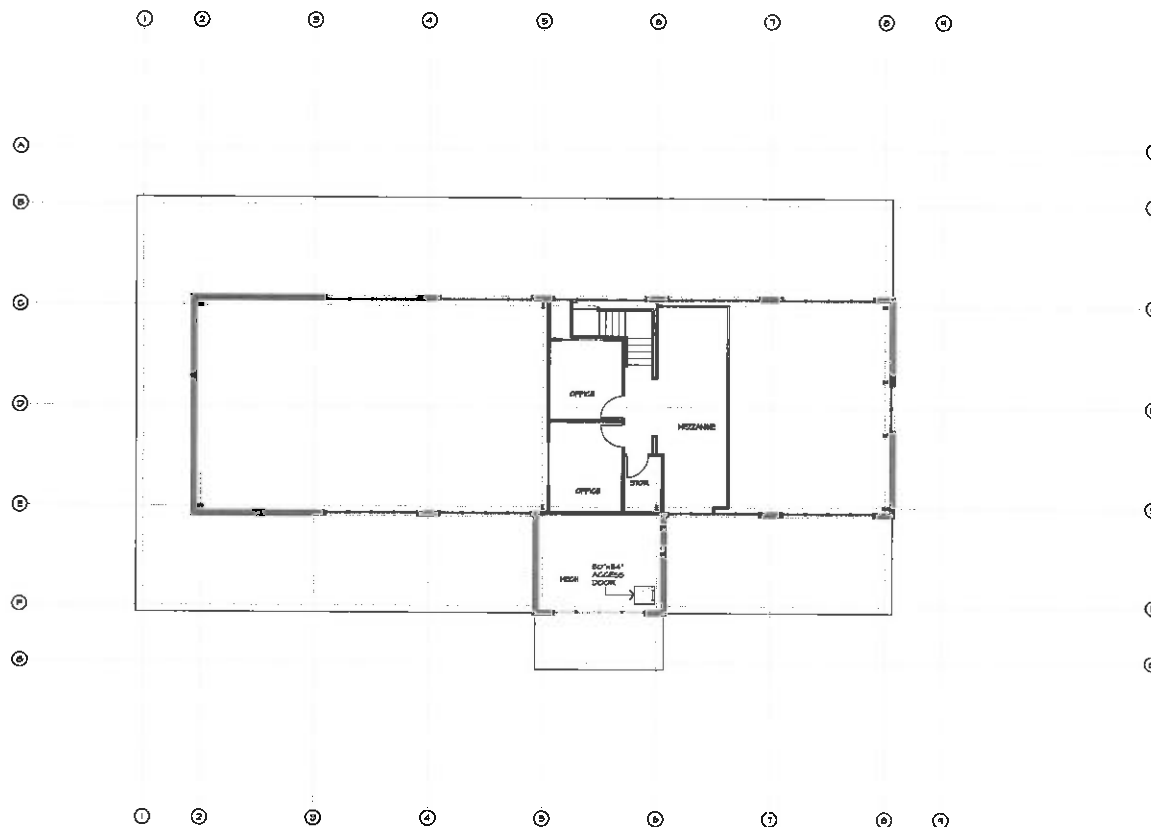
DRAWING INDEX

FLOOR PLAN - Mezzanine Level

DRAWN BY: HGM
DATE: AUGUST 16, 2010
REVISIONS: OCTOBER 17, 2010

A-2.2

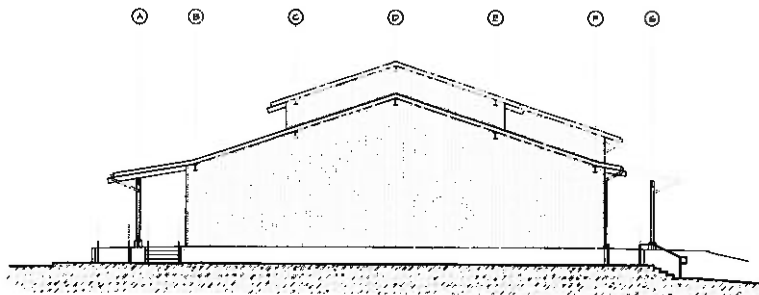
APN: 037-251-19



FLOOR PLAN - Mezzanine Level

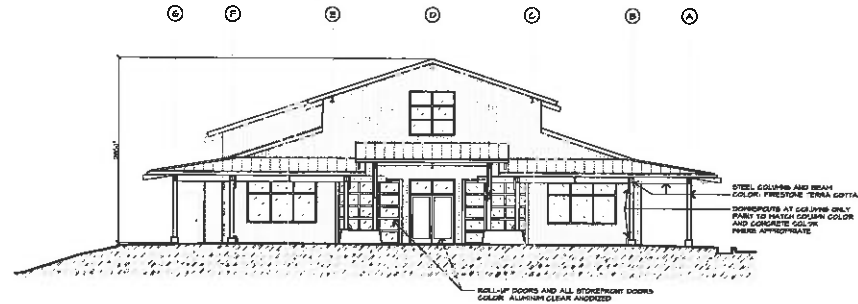
1/8" = 1'-0"

PROJECT AREAS	
SITE FOOT PRINT	6,243 S.F.
BUILDING AREAS	
MAIN LEVEL	5,965 S.F.
COLLEGE CENTER	2,445 S.F.
ENTRY/COFFEE	6,238 S.F.
TOTAL	6,238 S.F.
MEZZANINE LEVEL	506 S.F.
OFFICE/STORAGE	529 S.F.
TOTAL	652 S.F.
TOTAL BLDG	6,890 S.F.
MECHANICAL (UNCONDITIONED)	231 S.F.



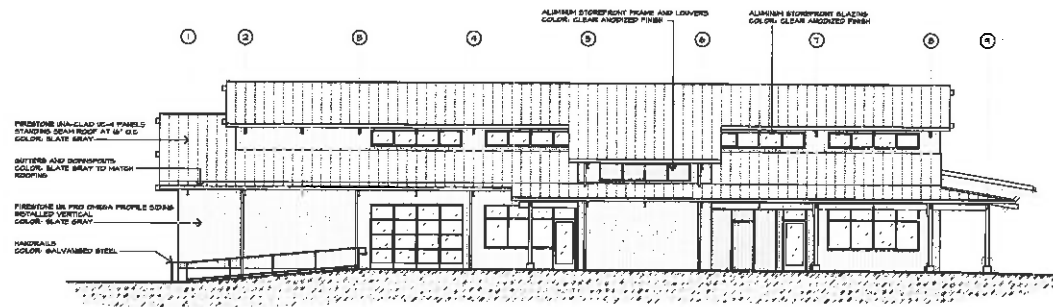
SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"



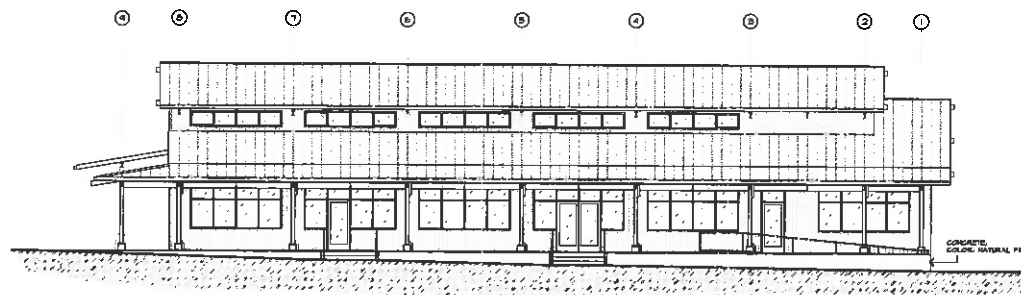
NORTH ELEVATION - PROPOSED

1/8" = 1'-0"



EAST ELEVATION - PROPOSED

1/8" = 1'-0"



WEST ELEVATION - PROPOSED

1/8" = 1'-0"



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PROJECT

**THE NEW
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for
**TWIN LAKES
CHURCH**

at
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Aptos
California
95003

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PERMIT APPROVAL STAMP

DRAWING INDEX
EXTERIOR ELEVATIONS

DRAWN BY: 544 JK
DATE: AUGUST 16, 2019
REVISIONS: OCTOBER 17, 2019

A-5.1

DRAINAGE NOTES

- RUNOFF FROM THE BUILDING ROOF WILL BE COLLECTED VIA DOWNSPOUTS AND ROUTED TO THE BROCKBENTON AND DETENTION FACILITY SHOWN HEREON.
- RUNOFF FROM PORTIONS OF FLATWORK SURROUNDING THE BUILDING NOT UNDER ROOF COVER WILL DRAIN TO ADJACENT SELF-RETAINING AREAS.
- THE BROCKBENTON AND DETENTION FACILITY HAS BEEN SIZED TO TREAT AND DETAIN THE REQUIRED 2-YEAR, 2-HOUR STORM, AND OBTAIN THE RUNOFF FROM UNPAVED AREAS FOR THE REQUIRED 10-YEAR, 15-MINUTE STORM PER REQUIREMENTS OF PART 3 OF THE COUNTY DESIGN CRITERIA, DATED FEBRUARY 2017.
- REFER TO SHEET C&D AND C&I FOR MORE INFORMATION.

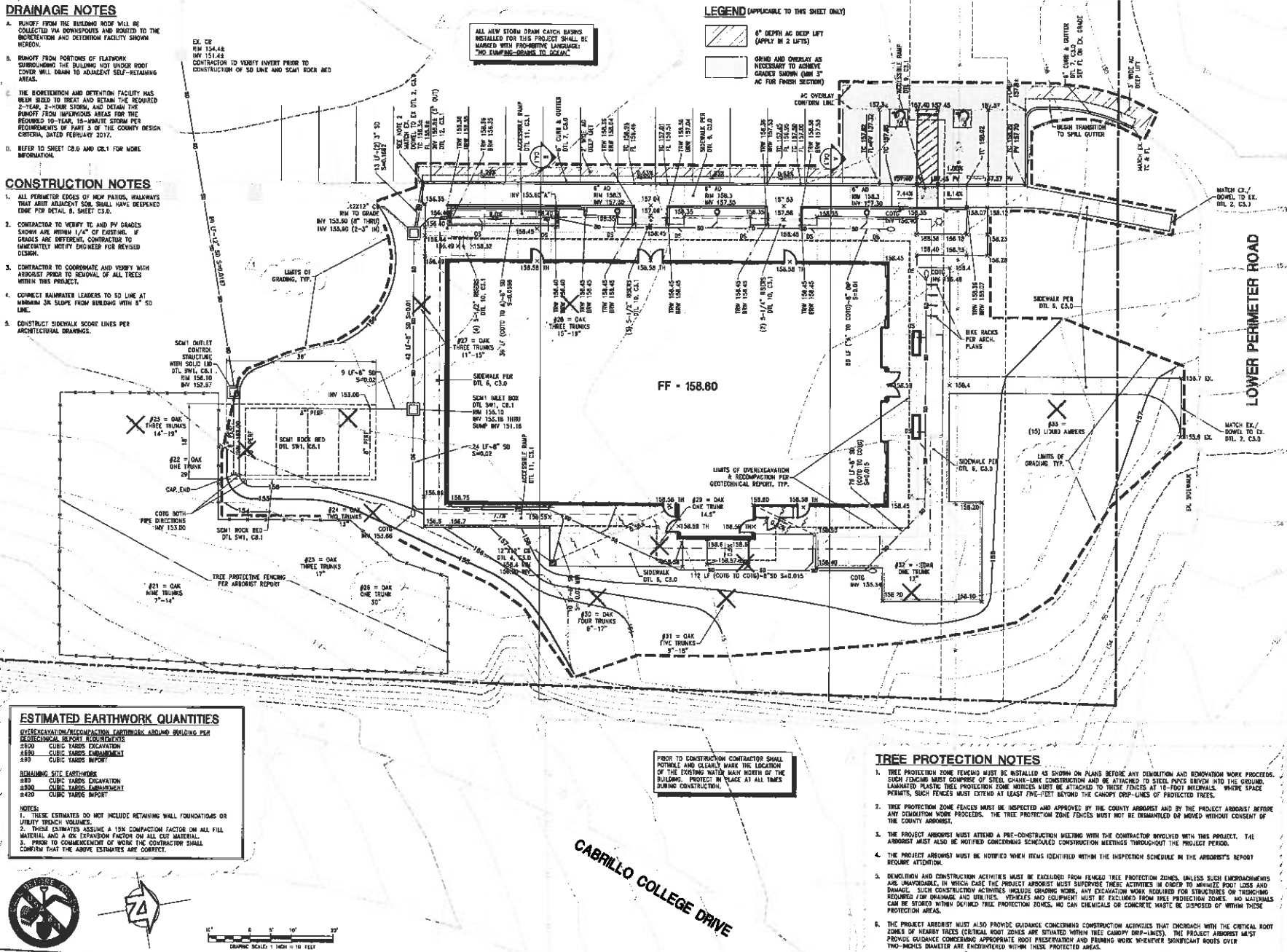
CONSTRUCTION NOTES

- ALL PERIMETER EDGES OF NEW PATIOS, WALKWAYS THAT ADJACENT SOL SHALL HAVE DESIGNED CORE PER DETAIL 8, SHEET C3.0.
- CONTRACTOR TO VERIFY TO AND PV GRADES SHOWN ARE WITHIN 1/4" OF EXISTING. IF GRADES ARE DIFFERENT, CONTRACTOR TO IMMEDIATELY NOTIFY ENGINEER FOR REVISED DESIGN.
- CONTRACTOR TO COORDINATE AND VERIFY WITH ARBORIST PRIOR TO REMOVAL OF ALL TREES WITHIN THIS PROJECT.
- CONNECT RAINWATER LEADERS TO SD LINE AT MINIMUM 3/4" SLOPE FROM BUILDING WITH 8" SD LINE.
- CONSTRUCT SIDEWALK SCORE LINES PER ARCHITECTURAL DRAWINGS.

LEGEND (APPLICABLE TO THIS SHEET ONLY)

- 6" DEPTH AC DEEP LIFT (APPLY IN 2 LIFTS)
- GRIND AND OVERLAY AS NECESSARY TO ACHIEVE GRADES SHOWN (MIN 3" AC FOR FINISH SECTION)

ALL NEW STORM DRAIN CATCH BASINS INSTALLED FOR THIS PROJECT SHALL BE MARKED WITH PROTECTIVE LANGUAGE: "NO EXISTING-GRASS TO SOAK"



ESTIMATED EARTHWORK QUANTITIES

OVEREXCAVATION/RECOMPACTED EARTHWORK AROUND BUILDING PER GEOTECHNICAL REPORT REQUIREMENTS

2500 CUBIC YARDS EXCAVATION
1500 CUBIC YARDS EMBANKMENT
200 CUBIC YARDS IMPORT

RETAINING SITE EARTHWORK
200 CUBIC YARDS EXCAVATION
2000 CUBIC YARDS EMBANKMENT
2400 CUBIC YARDS IMPORT

NOTES:
1. THESE ESTIMATES DO NOT INCLUDE RETAINING WALL FOUNDATIONS OR UTILITY TRENCH VOLUMES.
2. THESE ESTIMATES ASSUME A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 95% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK THE CONTRACTOR SHALL CONFIRM THAT THE ABOVE ESTIMATES ARE CORRECT.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTICABLE AND CLEARLY MARK THE LOCATION OF THE EXISTING WATER MAIN NORTH OF THE BUILDING. PROTECT IN PLACE AT ALL TIMES DURING CONSTRUCTION.

TREE PROTECTION NOTES

- TREE PROTECTION ZONE FENCING MUST BE INSTALLED AS SHOWN ON PLANS BEFORE ANY DEMOLITION AND REMEDIATION WORK PROCEEDS. SUCH FENCING MUST COMPOSE OF STEEL CHAIN-LINK CONSTRUCTION AND BE ATTACHED TO STEEL POLES DRIVEN INTO THE GROUND. LAMINATED PLASTIC TREE PROTECTION ZONE NOTICES MUST BE ATTACHED TO THESE FENCES AT 10-FOOT INTERVALS. WHERE SPACE PERMITS, SUCH FENCES MUST EXTEND AT LEAST FIVE-FEET BEYOND THE CANOPY DROP-LINES OF PROTECTED TREES.
- TREE PROTECTION ZONE FENCES MUST BE INSPECTED AND APPROVED BY THE COUNTY ARBORIST AND BY THE PROJECT ARBORIST BEFORE ANY DEMOLITION WORK PROCEEDS. THE TREE PROTECTION ZONE FENCES MUST NOT BE DEMANTLED OR MOVED WITHOUT CONSENT OF THE COUNTY ARBORIST.
- THE PROJECT ARBORIST MUST ATTEND A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR INVOLVED WITH THIS PROJECT. THE ARBORIST MUST ALSO BE NOTIFIED CONCERNING SCHEDULED CONSTRUCTION MEETINGS THROUGHOUT THE PROJECT PERIOD.
- THE PROJECT ARBORIST MUST BE NOTIFIED WHEN ITEMS IDENTIFIED WITHIN THE INSPECTION SCHEDULE IN THE ARBORIST'S REPORT REQUIRE ATTENTION.
- DEMOLITION AND CONSTRUCTION ACTIVITIES MUST BE EXCLUDED FROM FENCED TREE PROTECTION ZONES, UNLESS SUCH ENCROACHMENTS ARE UNAVOIDABLE. IN WHICH CASE THE PROJECT ARBORIST MUST SUPERVISE THESE ACTIVITIES IN ORDER TO MINIMIZE ROOT LOSS AND DAMAGE. SUCH CONSTRUCTION ACTIVITIES INCLUDE GRADING WORK, ANY EXCAVATION WORK REQUIRED FOR STRUCTURES OR TRENCHING REQUIRED FOR DRAINAGE AND UTILITIES. VEHICLES AND EQUIPMENT MUST BE EXCLUDED FROM TREE PROTECTION ZONES. NO MATERIALS CAN BE STORED WITHIN FENCED TREE PROTECTION ZONES. NO CAN CRUSHABLE OR CONCRETE WASTE BE DISPOSED OF WITHIN THESE PROTECTION AREAS.
- THE PROJECT ARBORIST MUST ALSO PROVIDE GUIDANCE CONCERNING CONSTRUCTION ACTIVITIES THAT ENDOUR WITH THE CRITICAL ROOT ZONES OF HEAVY TREES (CRITICAL ROOT ZONES ARE SITUATED WITHIN TREE CANOPY DROP-LINES). THE PROJECT ARBORIST MUST PROVIDE GUIDANCE CONCERNING APPROPRIATE ROOT PRESERVATION AND PRUNING WORK WHEREVER SIGNIFICANT ROOTS OVER TWO-INCHES DIAMETER ARE ENCOUNTERED WITHIN THESE PROTECTED AREAS.



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for
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CHURCH**
at
2701 Cabrillo College Drive
Aptos
California
95003

CONSULTANT
**IFLAND
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SANTA CRUZ, CA 95062
TEL (831) 426-5213
FAX (831) 426-1763
www.iflandengineers.com
EIR ACH 00-17000

REGISTRATION

PERMIT APPROVAL STAMP

DRAWING INDEX
**GRADING &
DRAINAGE PLAN**
DRAWN BY: STAFF
DATE: AUGUST 20, 2018
REVISIONS: MAR 1, 2019
C4.0
BUILDING PERMIT SET

Landscape Notes

- 1) See sheet L3 and L4 for details and specs.
- 2) Exact location of plants on site to be detailed as to actual coordinate with irrigation system.
- 3) Use 2 inch deep mulch in all areas and ground cover planting areas except in block-out areas.
- 4) Plants shown with different mulch symbols and notes. Symbols should be types of mulch that can be used. Show area with 2" depth of mulch and irrigation system. Plants shown with 2" depth of mulch and irrigation system.
- 5) In all plants for all plants shown in the plan even if they are labeled. Call for plant details for all plants. Plants should be detailed as to actual coordinate with irrigation system.
- 6) In all plants for all plants shown in the plan even if they are labeled. Call for plant details for all plants. Plants should be detailed as to actual coordinate with irrigation system.
- 7) In all plants for all plants shown in the plan even if they are labeled. Call for plant details for all plants. Plants should be detailed as to actual coordinate with irrigation system.
- 8) In all plants for all plants shown in the plan even if they are labeled. Call for plant details for all plants. Plants should be detailed as to actual coordinate with irrigation system.
- 9) In all plants for all plants shown in the plan even if they are labeled. Call for plant details for all plants. Plants should be detailed as to actual coordinate with irrigation system.
- 10) In all plants for all plants shown in the plan even if they are labeled. Call for plant details for all plants. Plants should be detailed as to actual coordinate with irrigation system.

Plant Legend

KEY	SIZE	WATER	BOTANICAL NAME	COMMON NAME
Tree	18	LOW	Quercus agrifolia	California Oak
Medium Shrub	18	LOW	Argemone lutea	Orange Poppy
Ground Cover	18	LOW	Argemone lutea	Orange Poppy
1	1	LOW	Loranthus laevis	Low Purple Loranthus
2	1	LOW	Loranthus laevis	Low Purple Loranthus
3	1	LOW	Loranthus laevis	Low Purple Loranthus
4	1	LOW	Loranthus laevis	Low Purple Loranthus
5	1	LOW	Loranthus laevis	Low Purple Loranthus
6	1	LOW	Loranthus laevis	Low Purple Loranthus
7	1	LOW	Loranthus laevis	Low Purple Loranthus
8	1	LOW	Loranthus laevis	Low Purple Loranthus
9	1	LOW	Loranthus laevis	Low Purple Loranthus
10	1	LOW	Loranthus laevis	Low Purple Loranthus



ARCHITECT
 P.O. Box 340
 29 Plaza
 Mount Pleasant, California 93041
 Phone: 831-335-0211
 Email: mayfieldarchitects.com

PROJECT

THE NEW
"COLLEGE BUILDING"

for
TWIN LAKES
CHURCH

2101 Oakville College Drive
 Agoura
 California
 93005

CONSULTANT
 Gregory Lewis
 Landscape
 Architects
 1217
 126 Park Way
 Santa Cruz, CA 95005
 (831) 358-0880
 greg@greglewis.com



PERMIT APPROVAL STAMP

DRAWING INDEX
 PLANTING PLAN

DRAWN BY
 DATE: SEPT 4, 2018
 REVISION: 3/1/2019

L1

