

**CHART 4: CRYSTAL COVE STATE PARK GENERAL PLAN AMENDMENT EVALUATION
for the Crystal Cove Historic District Preservation and Public Use Plan**

GP Recommendation/Proposal		Exist. GP/PWP Recommendations	1994 Legislative Report	2002 Preservation and Public Use Plan	
	GP page no.			Amendment Needed	
Historic Preservation		Resource Element			
NRHP Listing	25-26	Listed on the National Register of Historic Places as Crystal Cove Historic District (CCHD).	Maintain National Register status.		No change. Maintain National Register status.
Federal historic preservation stds.	25	Maintain structures in accordance w/ federal standards (Sec. of Interior's Stds. for Historic Preservation).	No change.		No change.
Modification/removal approval	25	No maintenance/modification/removal of any structure or site shall occur without approval of the director (after reviews by OHP).	No change.		No change.
CCHD Description	26	Prepare comprehensive description to determine: 1. Number & location of structures necessary to preserve & protect historic character of CCHD. 2. Number & location of structures that can be converted to public use without substantial change to their exterior visual appearance. 3. Number & location of structures to be removed for appropriate recreation facilities & activities.	Initially identified in legislative report. Identified in legislative report. 4 potential cottage removals @ north beach front due to geotechnical problems.		No change in language needed. Identified in 2002 Preservation & Public Use Plan; 1999 Building Inventories & Evaluations Report; and the 1994 Legislative Report. Most will be rehabilitated/reconstructed (modifications to some cottages may be needed for ADA accessibility retrofit, public restrooms, or an indoor meeting spaces). Pending site studies will make determinations (geotechnical, wave uprush, structural).
Archeology	23, 26	Resource Element Appropriate archeological methods are to be used to determine presence & location of cultural resources including archeology site ORA - 1 and the Japanese village site associated w/ CCHD ORA - 685. Provide appropriate mitigation as necessary.	No change.		No change
Natural Resources	18-22	Resource Element General natural resource policies for entire park.	No change.		No change.
Recommendation/Proposal		Exist. GP/PWP Recommendations	1994 Legislative Report	2002 Preservation and Public Use Plan	
	GP page no.			Amend.	

				Req.	
Land Use		Land Use and Facilities Element			
Crystal Cove Historic District	37	Preserve & interpret CCHD as a unique example of a coastal vacation community that has evolved over the past half century. Provide for visitor use consistent with this goal.	Establish refined land use plan: Entrance area: entrance road, Los Trancos, & Crystal Cove Hollow Day Use area: Beach and north beach front parking area. Overnight Use area: south beach front, north beach front, & blufftop areas.		No change to land use recommendation. Provide more defined CCHD use & site plan and program for implementation.
Los Trancos Area	41	Establish the Los Trancos area as the primary day-use parking area for CCHD.	Include as a part of CCHD Entrance and Arrival area		Include as a part of CCHD Entrance and Arrival area. Allow parking for overnight visitors. Park Operations Offices and Facilities Allow for Los Trancos satellite park and interpretation office.
Coastal Terrace Areas	19, 41, 42	Retain adjacent coastal terrace areas as natural open space, restore native vegetation habitat, and maintain existing day use facilities.	No change.		General Plan Map Revisions Update language and Land Use Map to include current entrance road and new entrance improvements.
	Use Intensity Map	Establish bluff protection zone out side of CCHD for protection of sensitiveresources & erosion mitigation : north -400' from bluff edge; south-200' from bluff edge.	No change.		No change.
Underwater Park	37	Include & designate offshore areas (to 120' depth) as an underwater park to preserve marine resources & prevent commercial development of mineral resources.	No change.		No change.
General Plan Maps	LU&F Map	(See Allowable Use Intensity and Land Use & Facilities Maps)			General Plan Map Revisions Modify Land Use & Facilities Map: text changes, Los Trancos office, and entrance road update.
Rehabilitation Evaluation & Requirements		Land Use and Facilities Element; Interpretive Element			
Architecture	25, 26, 62	Preserve exterior appearance, no modifications/additions	Consistent with General Plan.		Modifications/Additional Structures Rehabilitate/reconstruct cottages. Allow for some modification or additions per federal historic rehabilitation standards.
	62	Modification of interiors is permissable.	Consistent with General Plan.		Rehabilitate/modify interiors per fed. stds.
Site & Infrastructure		Not specifically addressed.	Rehab./replace all retaining walls, stairs, decks, patios, fencing, landscaping, & special features.		Replace all utilities and rehabilitate site infrastructure (roads, trails, retaining walls, stairs, and site development.
Utilities	47	Annex area into local water & sewer districts and secure connections and formal agreements for service. Existing electrical power adequate, consider future wind or solar power sources.	Upgrade all utilities. Upgrade all utilities.		Upgrade/replace all utilities. Upgrade all utilities. Wind/solar technology not appropriate with CCHD historic character.
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Adaptive Public Use					

Architecture	62	Interpretive Element Potential uses: hostel, overnight rental units, concession shops, visitor center, park interp. docent center, house museum, environmental education displays. (follow-up 1982 Dev. & Public Use Study, page)	Proposed uses: overnight rental units (primary adaptive use), visitor center, office, food service concession, beach rental concession, storage units, beach restrooms w/ showers, mgr's residence, & seasonal beach concession.		Visitor Use Facilities & Adaptive Use Revise and relocate to Land Use & Facilities Element-Proposed Visitor Facilities section. Proposed uses/facilities: Overnight accommodations: dormitory & rental units, office/mgr. residence, mainten./storage Interpretation & education: visitor center, archive center & docent/interpreter annex, outdoor commons, multi-purpose mtg. facil., exhibit facil., house museum, underwater park ed. center Concession: snack bar, park store
	46	Land Use and Facilities Element Operations facilities: visitor orientation & park office			Park Operations Offices and Facilities Revise to include following: entrance kiosk, CCHD operations & mainten. office, operations storage, lifeguard substation, park research faci., park staff security housing
	45, 46	Staff housing should be provided for CCHD security & mgmt. capability. Further investigation is needed to determine feasibility.	Housing only for resident manager.		Park Operations Offices and Facilities Staff housing is feasible. Provide up to five cottages for staff housing. Also allow for manager's residence for overnight accommodations operation if necessary.
	41	No new structures/trailers except portable restrooms.	Allow for some appropriate new structures.		Modifications/Additional Structures Allow for some new structures that are compatible with the CCHD character.
Site		Shoreline protection not specifically addressed.	Provide appropriate shoreline protection to protect historic structures and public access.		No new armoring structures or shoreline protection on beachfront or shoreline.
Access Policy Intent		Land Use and Facilities Element Provide access for public enjoyment of recreational, cultural, & natural values of CCHD (in a manner consistent with purpose of CCHD).	No change.		No change.
Transportation & Circulation	49-51	Land Use and Facilities Element Develop sufficient parking near major day use areas in the park. Existing CCHD entrance road not specifically addressed.			
Shuttle Vehicles	51	If feasible, shuttle vehicles can use undercrossing to move visitors from Los Trancos area to various beach locations.	No change.		No change.
Locations	41	Existing CCHD entrance road not specifically addressed.	Incorporate relocated entrance established by PCH widening project.		CCHD Entrance Road Incorporate relocated entrance established by PCH widening project.
	41	Establish CCHD-Los Trancos trail connection via PCH undercrossing.	No change.		No change.
	39-40	Establish coastal bicycle trail with access to CCHD.	No change.		No change.
	41	Establish turnaround & bus passenger loading area on entrance road.	Relocate to parking area in Crystal Cove Hollow.		CCHD entrance road for cars, vans, & authorized vehicles only. Buses directed to Los Trancos.
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Access (continued) Parking	41 40-41	Land Use and Facilities Element Primary day use & bus parking at Los Trancos. Short term parking in Historic District for disabled visitors and	No change. No change.		No change. Visitor parking in CCHD for disabled visitors only.

		beach/underwater diving gear loading/unloading zone. Overnight visitor parking not addressed.	Primary CCHD parking designated for overnight visitors/concession uses.		Short-term parking for overnight registration. Primary overnight visitor parking will be at the Los Trancos parking area.
Underwater Park	37	Establish access at Moro Cove & CCHD. Facilities include: restrooms, dressing rooms, lockers, showers, vehicular access, and drop off area.	No change.		No change. Listed facilities can be provided at Moro Cove. Due to circulation constraints and site sensitivities, only beach restrooms are to be provided.
ADA (disabled visitor access)	40-41	Provide beach access (see parking).	No change.		Provide access in accordance with the Americans with Disabilities Act. ADA parking within CCHD will be provided for CCHD & beach access.
Interpretation		Interpretive Element			
	55-65	Interp. themes include: vernacular arch., Crystal Cove as a community, early movie industry backdrop, & marine life environmental education.	No change.		No change.
	64	Provide free standing interp. panels & cottage descrip.	No change.		No change.
	64	Establish guided & self-guided walks.	Not identified.		No change.
Concessions		Concessions Element			
	47-49	Includes generic language on Dept. authority to establish concession operations for appropriate park services or facilities.	Rehabilitate CCHD and adapt to revenue generating overnight public use.		No change. Provide CCHD park store/snack bar. Consider concession contract or Service Agreement for operation of overnight facilities.
Operations		Operations Element			
	67	Determine if permanent DPR staff housing for security & mgmt. of CCHD is feasible and appropriate.	Delete permanent DPR staff housing. Allow for concession staff housing since CCHD is recommended as a concession operation.		Provide up to five cottages for park staff security housing for CCHD. Also allow for manager's residence for overnight accommodations operation.
	46	Land Use and Facilities Element Establish visitor orientation & park unit admin. office.	Establish visitor center, delete park unit administration office.		No change.
Project Implementation		Land Use and Facilities Element			
	52-53	Prepare phased development program identifying funding priorities for development.	Identified in report.		Identify initial phase proposal. Subsequent phases to be described as funding becomes available.
	26	Resource Element Determine future disposition of all structures.	Identified in legislative report.		Described in this plan, program, and initial development proposal.
	26	Include schedule for relocation of all occupants.	Delete language. 83-84 legislation provided tenants with 10 year leases provided that tenants forego all claims to relocation benefits.		Cottage Occupant Relocation Delete language. 83-84 legislation provided tenants with 10-year leases provided that tenants forego all claims to relocation benefits. (Subsequent lease extensions retained this same condition). All tenants evacuated in July 2001.