

S201116

SUPREME COURT  
**FILED**

IN THE SUPREME COURT  
OF THE  
STATE OF CALIFORNIA

FEB 10 2014

Frank A. McGuire Clerk

Deputy

BERKELEY HILLSIDE PRESERVATION, ET AL.  
Petitioners and Appellants,

v.

CITY OF BERKELEY, ET AL.  
Respondents and Real Parties in Interest.

MITCHELL D. KAPOR AND FREADA KAPOR-KLEIN  
Respondents and Real Parties in Interest.

After a Published Decision by The Court of Appeal  
First Appellate District, Division Four  
Civil Case No. A131254

After an Appeal From The Superior Court of Alameda County  
Case No. RG10517314  
Honorable FRANK ROESCH

**MOTION FOR JUDICIAL NOTICE OF RESPONDENTS AND REAL PARTIES  
IN INTEREST; SUPPORTING MEMORANDUM AND DECLARATION OF  
JULIA L. BOND; [PROPOSED] ORDER  
[Rules of Court, Rules 8.252, 8.520(g)]**

MEYERS, NAVE, RIBACK, SILVER &  
WILSON

Amrit S. Kulkarni (SBN: 202786)

Julia L. Bond (SBN: 166587)

555 12th Street, Suite 1500

Oakland, California 94607

Telephone: (510) 808-2000

Facsimile: (510) 444-1108

Zach Cowan, City Attorney (SBN: 96372)

Laura McKinney, Deputy City Attorney

(SBN:176082)

2180 Milvia Street, Fourth Floor

Berkeley, CA 94704

Telephone: (510) 981-6998

Facsimile: (510) 981-6960

Attorneys for Respondents and Real Parties  
in Interest Mitchell Kapor and Freada  
Kapor-Klein

Attorneys for Respondents City of  
Berkeley and City Council of the City of  
Berkeley

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**NOTICE OF MOTION AND MOTION REQUESTING JUDICIAL  
NOTICE**

TO THE COURT AND COUNSEL FOR ALL PARTIES:

PLEASE TAKE NOTICE that, pursuant to Rules of Court, rules 8.252(a) and 8.520(g) and Evidence Code sections 459 and 452, Respondents City of Berkeley (“City”) and Respondents and Real Parties in Interest Mitchell Kapor and Freada Kapor Klein (“Kaptors”) (collectively, “Respondents”) in the above-captioned cause, hereby move the court for an order taking judicial notice of the following matters:

A. The following facts from the website <http://hearstcastle.org/history-behind-hearst-castle/facts-and-stats/>:

1. Hearst Castle has 165 rooms and 127 acres of gardens, terraces, pools and walkways.

B. The following facts from the website [http://en.wikipedia.org/wiki/Hearst\\_Castle](http://en.wikipedia.org/wiki/Hearst_Castle):

1. The total square footage of the buildings on the Hearst Castle estate exceeds 90,000 square feet. The Hearst Castle itself is 60,645 square feet, and there are three smaller guest houses.

2. Hearst Castle features 56 bedrooms, 61 bathrooms, 19 sitting rooms, 127 acres of gardens, indoor and outdoor swimming pools, tennis courts, a movie theater, an airfield, and the world's largest private zoo.

3. Hearst Castle is located near the unincorporated community of San Simeon, at the northern end of San Luis Obispo County. It is located five miles inland atop a hill of the Santa Lucia Range at an altitude of 1,600 feet. The surrounding region is sparsely populated and largely undeveloped because the Santa Lucia Range abuts the Pacific Ocean, which provides dramatic seaside vistas but few opportunities for development and hampers transportation. Its entrance is adjacent to San Simeon State Park.

C. Excerpts from County of San Luis Obispo, Land Use and Circulation Elements of the San Luis Obispo General Plan, North Coast, Revised August 24, 2008, pp. 4-6.

**MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT OF RESPONDENTS' MOTION REQUESTING JUDICIAL NOTICE**

Respondents move that the court take judicial notice of the matters specified pursuant to Evidence Code sections 452 and 459.

Evidence Code section 452, subdivision (h), authorizes judicial notice of facts "that are not reasonably subject to dispute and are capable of immediate and accurate determination by resort to sources of reasonably indisputable accuracy." The facts regarding the Hearst Castle are not reasonably subject to dispute, and their accuracy is immediately determinable by resort to sources of reasonably indisputable accuracy.

Evidence Code § 452, subdivision (c), authorizes judicial notice of official acts of a public agency. (*Clark v. Patterson* (1977) 68 Cal.App.3d 329, 334, fn.5.) The excerpts from the Land Use and Circulation Elements of the San Luis Obispo General Plan reflects such an official act.

These matters were not presented to the trial court or the Court of Appeal. They do not relate to proceedings occurring after the order or judgment that is the subject of review.

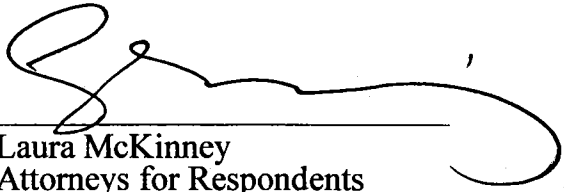
DATED: February 3, 2014

MEYERS, NAVE, RIBACK,  
SILVER & WILSON

By: Julia L Bond  
Anrit S. Kulkarni  
Julia L. Bond  
Attorneys for Respondents and  
Real Parties in Interest Mitchell  
Kapor and Freada Kapor-Klein

DATED: February 3, 2014

ZACH COWAN, City Attorney

By:   
\_\_\_\_\_  
Laura McKinney  
Attorneys for Respondents  
City of Berkeley and City  
Council of the City of Berkeley

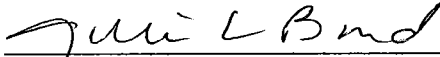
**DECLARATION OF JULIA L. BOND IN SUPPORT OF  
RESPONDENTS' MOTION FOR JUDICIAL NOTICE**

I, Julia L. Bond, declare as follows:

1. I am an attorney duly admitted to practice before this Court. I am a principal of Meyers, Nave, Riback, Silver & Wilson, attorneys of record for the Kapors in the above captioned action. I have personal knowledge of the facts set forth herein and if called as a witness, I could competently testify to the matters stated herein.

2. Submitted herewith as Exhibit C is a true and correct copy of the Excerpts from County of San Luis Obispo, Land Use and Circulation Elements of the San Luis Obispo General Plan, North Coast, Revised August 24, 2008, pp. 4-6.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on February 3<sup>rd</sup>, 2014 at Oakland, California.

  
\_\_\_\_\_  
Julia L. Bond

2222436.1

**[PROPOSED] ORDER**

The motion of Respondents City of Berkeley and City Council of the City of Berkeley and Respondents and Real Parties in Interest Mitchell Kapor and Freada Kapor-Klein requesting judicial notice is hereby granted.

Dated: \_\_\_\_\_

---

CHIEF JUSTICE







**CASA DEL SOL**  
3,620 SQUARE FT  
8 BEDROOMS

**CASA DEL MONTE**  
2,550 SQUARE FT  
4 BEDROOMS

**INDOOR  
ROMAN POOL**  
1,665 SQUARE FT  
205,000 GALLONS

**NEPTUNE POOL**  
345,000 GALLONS

**CASA DEL MAR**  
5,350 SQUARE FT  
8 BEDROOMS

**CASA GRANDE**  
68,500 SQUARE FT  
38 BEDROOMS

STRUCTURE	SQUARE FEET	BEDROOMS	FIREPLACES	BATHROOMS	SITTING ROOMS
Casa Grande	68,500	38	30	42	14
Casa Del Mar	5,350	8	5	6	1
Casa Del Monte	2,550	4	3	4	1
Casa Del Sol	3,620	8	3	8	2

## GUEST HOUSES

There are a total of 46 rooms in the Guest Houses including lobbies.

## CASA GRANDE

There are several additional rooms in Casa Grande including the Refectory, the Billiard Room, the Theater, Library, Gothic Study, Beauty Salon, Butler's Pantry, Kitchen, Staff Dining Room for a total of 115 rooms in Casa Grande.

## OUTDOOR NEPTUNE POOL

Holds 345,000 gallons of water

Depth from 3.5 feet to 10 feet deep; 6 feet in alcove

## INDOOR ROMAN POOL

Holds 205,000 gallons of water  
Depth is 10 feet deep; 4 feet in alcove

“Hearst Castle”, “Hearst San Simeon State Historical Monument”, “La Cuesta Encantada”, and “The Enchanted Hill”  
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# Hearst Castle

From Wikipedia, the free encyclopedia

**Hearst Castle** is a National and California Historical Landmark mansion located on the Central Coast of California, United States. It was designed by architect Julia Morgan between 1919 and 1947<sup>[3]</sup> for newspaper magnate William Randolph Hearst, who died in 1951. In 1957, the Hearst Corporation donated the property to the state of California. Since that time it has been maintained as a state historic park where the estate, and its considerable collection of art and antiques, is open for public tours. Despite its location far from any urban center, the site attracts about one million visitors per year.

Hearst formally named the estate "La Cuesta Encantada" ("The Enchanted Hill"), but usually called it "the ranch". Hearst Castle and grounds are also sometimes referred to as "San Simeon" without distinguishing between the Hearst property and the adjacent unincorporated area of the same name.

## Contents

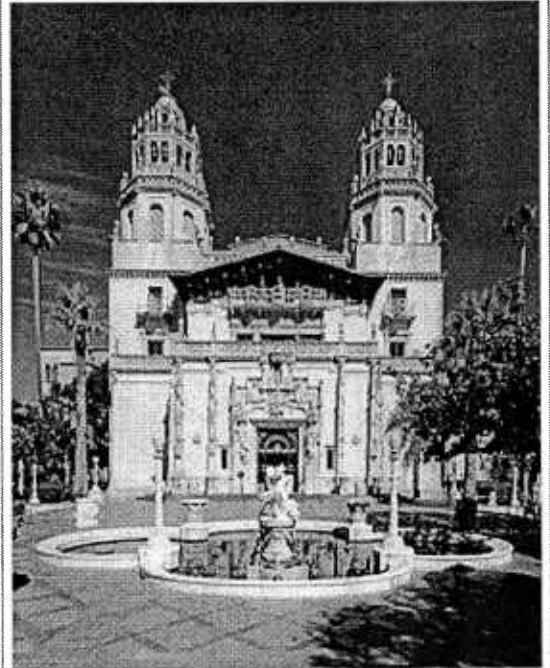
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## History

Invitations to Hearst Castle were highly coveted during its heyday in the 1920s and 1930s. The Hollywood and political elite often visited, usually flying into the estate's airfield or taking a private Hearst-owned train car from Los Angeles. Charlie Chaplin, Cary Grant, the Marx Brothers, Charles Lindbergh, Joan Crawford, Clark Gable, James Stewart, Bob Hope, Calvin Coolidge, Franklin Roosevelt, Dolores Del Rio, and Winston Churchill were among Hearst's A-list guests. While guests were expected to attend the formal dinners each evening, they were normally left to their own devices during the day

### Hearst San Simeon Estate

U.S. National Register of Historic Places  
 U.S. National Historic Landmark  
 California Historical Landmark #640<sup>[2]</sup>



The Casa Grande is the 60,645 square-foot centerpiece of Hearst Castle.

<b>Nearest city</b>	San Simeon, California, USA
<b>Area</b>	More than 90,000 sq ft (8,400 m <sup>2</sup> )
<b>Built</b>	1919 <sup>[3]</sup>
<b>Architect</b>	Julia Morgan
<b>Architectural style</b>	Mediterranean Revival, other late 19th and 20th century Revivals
<b>Governing body</b>	State
<b>NRHP Reference #</b>	72000253 <sup>[1]</sup>
<b>CHISL #</b>	640 <sup>[2]</sup>

#### Significant dates

<b>Added to NRHP</b>	June 22, 1972
<b>Designated CHISL</b>	April 28, 1958

while Hearst directed his business affairs. Since "the Ranch" had so many facilities, guests were rarely at a loss for things to do. The estate's theater usually screened films from Hearst's own movie studio, Cosmopolitan Productions.

Hearst Castle was the inspiration for the "Xanadu" mansion of the 1941 Orson Welles film *Citizen Kane*, a fictionalization of William Randolph Hearst's career.<sup>[4]</sup> Hearst Castle was not used as a location for the film, which used Oheka Castle in New York.

One condition of the Hearst Corporation's donation of the estate was that the Hearst family would be allowed to use it when they wished. Patty Hearst, a granddaughter of William Randolph, related that as a child, she hid behind statues in the Neptune Pool while tours passed by. Although the main estate is now a museum, the Hearst family continues to use an older Victorian house on the property as a retreat — the original house built by George Hearst in the late 19th century. The house is screened from tourist routes by a dense grove of eucalyptus, to provide maximum privacy for the guests. In 2001, Patty Hearst hosted a Travel Channel show on the estate, and Amanda Hearst modeled for a fashion photo shoot at the estate for a Hearst Corporation magazine, *Town and Country*, in 2006.



The Gothic Study.

Hearst Castle joined the National Register of Historic Places on June 22, 1972 and became a United States National Historic Landmark on May 11, 1976.

Hearst Castle was included as one of America's "10 Amazing Castles" by Forbes Travel.com. Forbes said, "Quite possibly the nation's most famous castle, William Randolph Hearst went to great lengths to bring back the best of European architecture — most notably ceilings from churches and monasteries — which were pieced back together in California to create his highly eclectic Central Coast getaway."<sup>[5]</sup>

## Location

Hearst Castle is located near the unincorporated community of San Simeon, California, approximately 250 miles (400 km) from both Los Angeles and San Francisco, and 43 miles (69 km) from San Luis Obispo at the northern end of San Luis Obispo County. The estate itself is five miles (eight kilometers) inland atop a hill of the Santa Lucia Range at an altitude of 1,600 feet (490 m). The region is sparsely populated because the Santa Lucia Range abuts the Pacific Ocean, which provides dramatic seaside vistas but few opportunities for development and hampered transportation. The surrounding countryside visible from the mansion remains largely undeveloped. Its entrance is adjacent to San Simeon State Park.

Hearst Castle was built on Rancho Piedra Blanca that William Randolph Hearst's father, George Hearst, originally purchased in 1865. The younger Hearst grew fond of this site over many childhood family camping trips. He inherited the ranch, which had grown to 250,000 acres (1,012 km<sup>2</sup>)<sup>[3]</sup> and fourteen miles (21 km) of coastline, from his mother Phoebe Hearst in 1919.<sup>[6]</sup> Although the large ranch already had a Victorian mansion, the location selected for Hearst Castle was undeveloped, atop a steep hill whose ascent was a dirt path accessible only by foot or on horseback over five miles (8 km) of cutbacks.

## Design



Owner William Randolph Hearst with architect Julia Morgan in 1926. Photograph by Irvin Willat.

Hearst first approached American architect Julia Morgan<sup>[3]</sup> with ideas for a new project in April 1915, shortly after he took ownership. Hearst's original idea was to build a bungalow, according to a draftsman who worked in Morgan's office who recounted Hearst's words from the initial meeting:

I would like to build something upon the hill at San Simeon. I get tired of going up there and camping in tents. I'm getting a little too old for that. I'd like to get something that would be a little more comfortable.<sup>[7]</sup>

After approximately one month of discussion, Hearst's original idea for a modest dwelling swelled to grand proportions. Discussion for the exterior style switched from initial ideas of Japanese and Korean themes to the Spanish Revival that was gaining popularity and that Morgan had

furthered with her work on the *Los Angeles Herald Examiner* headquarters in 1915. Hearst was fond of Spanish Revival, but dissatisfied with the crudeness of the colonial structures in California. Mexican colonial architecture had more sophistication but he objected to its profusion of ornamentation. Turning to the Iberian Peninsula for inspiration, he found Renaissance and Baroque examples in southern Spain more to his tastes. Hearst particularly admired a church in Ronda and asked Morgan to pattern the Main Building towers after it. The Panama-California Exposition of 1915 in San Diego held the closest approaches in California to the look Hearst desired. He decided to substitute a stucco exterior in place of masonry in deference to Californian traditions.

By late summer 1919 Morgan had surveyed the site, analyzed its geology, and drawn initial plans for the Main Building.<sup>[citation needed]</sup> Construction began in 1919 and continued through 1947 when Hearst stopped living at the estate due to ill health.<sup>[3]</sup> Morgan persuaded Hearst to begin with the guest cottages, because the smaller structures could be completed more quickly.



Hearst Castle as seen from the southwest

The estate is a pastiche of historic architectural styles that its owner admired in his travels around Europe. Hearst was a prolific buyer who did not so much purchase art and antiques to furnish his home as he did build his home to get his bulging collection out of warehouses. This led to incongruous elements, such as the private cinema, whose walls were lined with shelves of rare books. The floor plan of the Main Building is chaotic due to his habit of buying centuries-old ceilings, which dictated the proportions and decor of various rooms.



Hearst Castle featured 56 bedrooms, 61 bathrooms, 19 sitting rooms, 127 acres (0.5 km<sup>2</sup>)<sup>[3]</sup> of gardens, indoor and outdoor swimming pools, tennis courts, a movie theater, an airfield, and the world's largest private zoo. Zebras and other exotic animals still roam the grounds. Morgan, an accomplished civil engineer, devised a gravity-based water delivery system that transports water from artesian wells on the slopes of Pine Mountain, a 3,500-foot (1,100 m) high peak 7 miles (11 km) east of Hearst Castle, to a reservoir on Rocky Butte, a 2,000-foot (610 m) knoll less than a mile southeast from Hearst Castle.<sup>[8]</sup>



The Neptune Pool at Hearst Castle was rebuilt three times to suit its owner's tastes. Its centerpiece is the façade of an ancient Roman temple Hearst imported to California.

One highlight of the estate is the outdoor Neptune Pool, located near the edge of the hilltop, which offers an expansive vista of the mountains, ocean and the main house. The Neptune Pool patio features an ancient Roman temple front, transported wholesale from Europe and reconstructed at the site. Hearst was an inveterate tinkerer, and would tear down structures and rebuild them on a whim. For example, the

Neptune Pool was rebuilt three times before Hearst was satisfied. As a consequence of Hearst's persistent design changes, the estate was never completed in his lifetime.

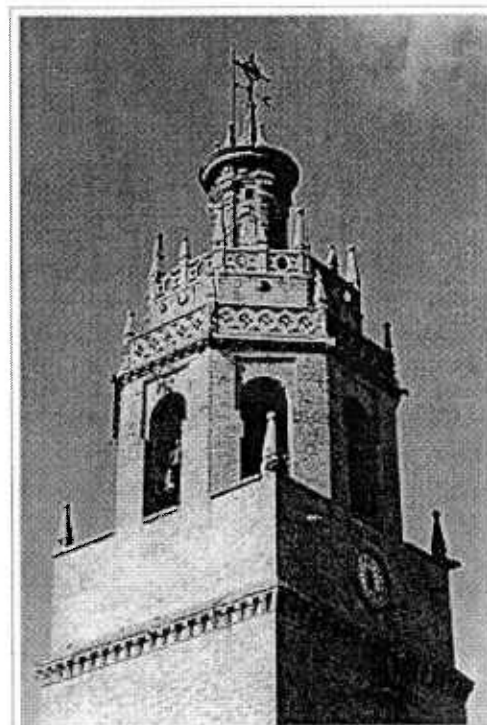
Although Hearst Castle's ornamentation is borrowed from historic European themes, its underlying structure is primarily steel reinforced concrete. The use of modern engineering techniques reflects Morgan's background as a civil engineering graduate of the University of California, Berkeley and the first female architecture graduate of the École nationale supérieure des Beaux-Arts in Paris. Morgan designed tiles for the castle, and used several tile companies to produce them: Solon & Schemmel (San Jose), Grueby Faience Company (Boston), Batchelder (Pasadena), and California Faience (Berkeley). Albert Solon and Frank Schemmel came to Hearst Castle to perform the tile work.<sup>[9]</sup>

During Hearst's ownership a private power plant supplied electricity to the remote location. Most of the estate's chandeliers have bare light bulbs, because electrical technology was so new when Hearst Castle was built.

## Size

The total square footage of the buildings on the estate exceeds 90,000 square feet (8,300 m<sup>2</sup>). The area of Casa Grande, the "castle", is 60,645 square feet (5,634 m<sup>2</sup>). The area of the guest houses on the property are:<sup>[10]</sup>

- Casa del Mar: 5,875 square feet (546 m<sup>2</sup>)
- Casa del Monte: 2,291 square feet (213 m<sup>2</sup>)
- Casa del Sol: 2,604 square feet (242 m<sup>2</sup>)



Tower of the Church of *Santa María la Mayor*, in Ronda, Spain, which served as inspiration for the Hearst Castle towers.



# Gallery



View from the mansion



Hearst Castle, Veranda looking west



Hearst Castle, Neptune Pool



Hearst Castle, Exterior detail



Hearst Castle, "Casa Grande"



Descendants from Randolph Hearst's private zoo still graze on the Hearst Ranch.



Hearst Castle dining room



The Roman (indoor) Pool



Egyptian Artifacts - Oldest Pieces In The Collection



View of the vistas in the rear of the castle



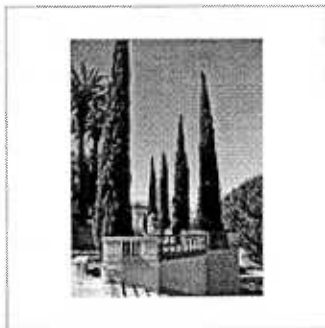
View of the main terrace/stack



Front of The Casa Grande



Rear Palm Trees & View



Italian Cypress Trees



Neptune Pool Main Courtyard



Neptune Pool Roman Pillars

## See also

- Neptune Pool
- Wyntoon
- List of largest houses in the United States

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2. ^ "Hearst Castle" (<http://ohp.parks.ca.gov/ListedResources/Detail.aspx?num=640>). Office of Historical Preservation, California State Parks. Retrieved 2012-10-14.
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5. ^ <http://www.parks.ca.gov/pages/712/files/2009hearstvikingsholmtoptencastles.pdf>
6. ^ Hearst Castle history ([http://www.hearstcastle.com/history/the\\_castle.asp](http://www.hearstcastle.com/history/the_castle.asp))
7. ^ Mark A. Wilson, Monica (PHT) Lee, Joel (PHT) Puliatti (2007). *Julia Morgan: Architect of Beauty* (<http://books.google.com/?id=Oso1JB3-ycYC>). Gibbs Smith. p. 105. ISBN 978-1-4236-0088-6. Retrieved 27 May 2009.
8. ^ Garden and Vistas - Tour Information (<http://www.hearstcastle.org/content/garden-and-vistas-tour-information>) from HearstCastle.org
9. ^ Wilson 2007, p. xi
10. ^ Facts and Stats ([http://www.hearst-castle.org/history/facts\\_stats.asp](http://www.hearst-castle.org/history/facts_stats.asp)) from the official Hearst Castle website

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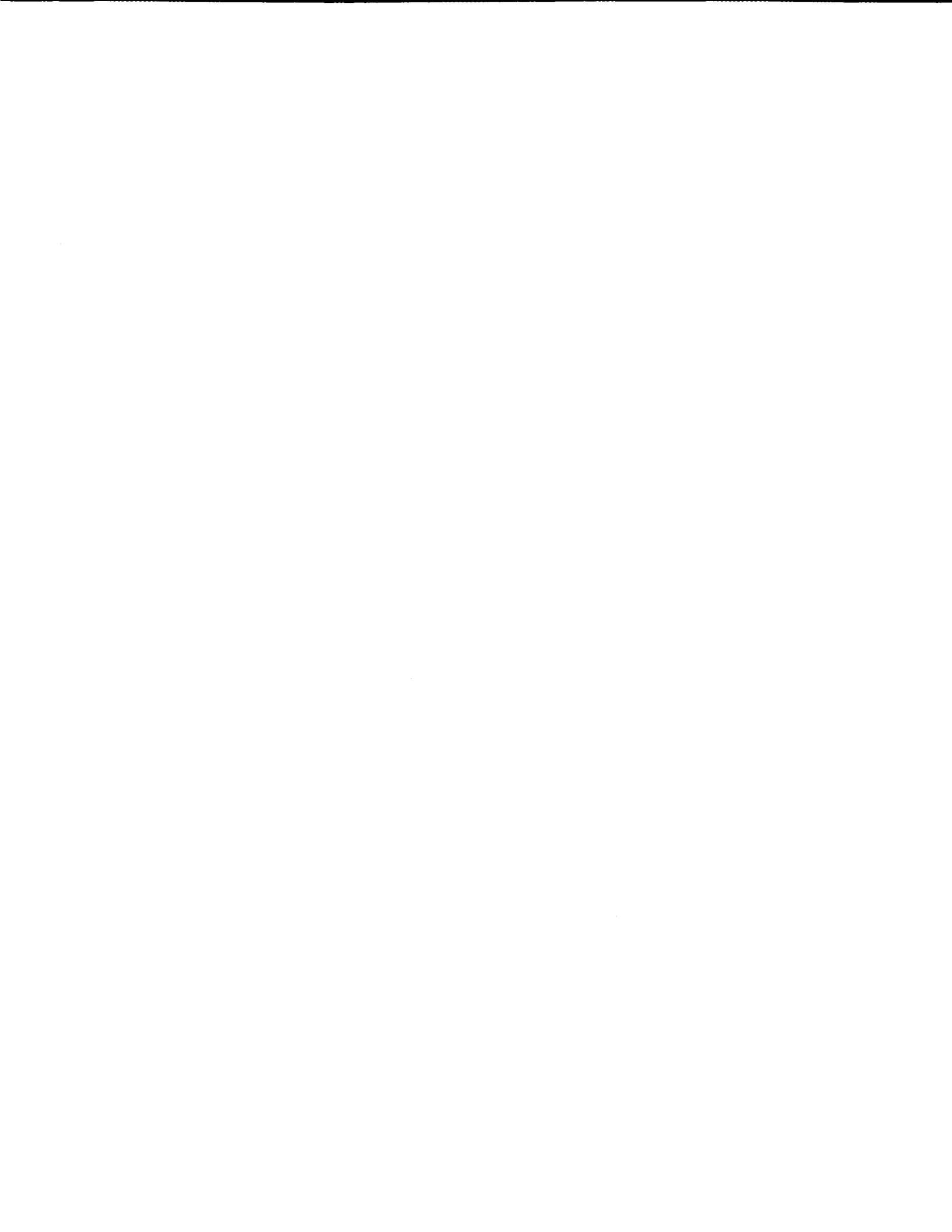
## External links

- Official website (<http://www.hearstcastle.org/>)
- Hearst Castle Virtual Tour (<http://www.regal360.com/clients/hearst/hearstcastle/index.html>)
- California State Parks web page ([http://www.parks.ca.gov/default.asp?page\\_id=591](http://www.parks.ca.gov/default.asp?page_id=591))
- The Mosaics of Hearst Castle (<http://mosaicartsource.wordpress.com/2007/02/05/roman-pool-mosaics-24k-mosaic-gold-hearst-castle-san-simeon-california/>)
- Hearst Castle Press (<http://www.hearstcastlepress.org>)
- National Geographic Theater at Hearst Castle (<http://www.ngtheater.com>) – Featuring the Hearst Castle Experience

Retrieved from "[http://en.wikipedia.org/w/index.php?title=Hearst\\_Castle&oldid=585328887](http://en.wikipedia.org/w/index.php?title=Hearst_Castle&oldid=585328887)"

Categories: Houses completed in 1947 | State parks of California | Castles in California | History of California | Houses in California | Gardens in California | Mediterranean Revival architecture in California | Spanish Revival architecture in California | Spanish Colonial Revival architecture in California | Neoclassical architecture in California | Gothic Revival architecture in California | Landscape design history of the United States | National Historic Landmarks in California | Institutions accredited by the American Alliance of Museums | Historic house museums in California | Open air museums in California | Museums in San Luis Obispo County, California | History of San Luis Obispo County, California | Houses in San Luis Obispo County, California | Protected areas established in 1957 | Hearst family

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**COUNTY OF SAN LUIS OBISPO**

---

THE LAND USE AND CIRCULATION ELEMENTS  
OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN

---

**NORTH COAST**

---

ADOPTED BY  
THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS  
SEPTEMBER 22, 1980 - RESOLUTION 80-350

PROGRAM CERTIFIED BY THE CALIFORNIA COASTAL COMMISSION  
FEBRUARY 25, 1988  
ADOPTED BY THE SAN LUIS OBISPO COUNTY BOARD OF SUPERVISORS  
MARCH 1, 1988 - RESOLUTION 88-115

CAMBRIA AND SAN SIMEON ACRES PORTIONS UPDATED  
NOVEMBER 6, 2007 - RESOLUTION 2007-416

REVISED  
AUGUST 24, 2008

## CHAPTER 1: INTRODUCTION & GENERAL GOALS

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### A. INTRODUCTION

The North Coast Planning Area extends from the Monterey/San Luis Obispo County Line on the north, to Point Estero on the south, and inland generally to the main ridge of the Santa Lucia range. The planning area includes the communities of Cambria and San Simeon Acres. Several small tourist-oriented facilities are also located along Highway One, with Hearst Castle and the scenic shoreline being the principal attractions. The major land holding is Hearst Ranch, which occupies nearly half of the 261 square mile planning area, which is the subject of a specific master plan discussed in detail in the text. This report describes county land use policies for the North Coast Planning Area, including regulations which are also adopted as part of the Land Use Ordinances and Local Coastal Program.

This Area Plan allocates land use throughout the planning area by land use categories. The land use categories determine the varieties of land use that may be established on a parcel of land, as well as defining their allowable density and intensity. A list of allowable uses is in Chapter 7 (Coastal Table O) of Framework for Planning.

Another rural lands area is the northwestern corner of the planning area where steep terrain rises directly from the ocean terrace. Similar terrain can be found on much of the Hearst Ranch property, but size of the overall ownership permits continued agricultural operations on the total ranch holdings.

A third area of rural lands is designated north and east of the urban reserve line for Cambria. This area is a continuation of the Monterey pine forest found within the community. Rural homesites provide an alternative to the small substandard lot development in existing areas and will minimize impacts of the terrain and natural vegetation. This area should be encouraged to develop under a cluster concept with the units located immediately adjacent to the existing residential areas. Density transfer will insure that the large forested area will remain in its natural state.

### **Recreation**

The North Coast planning area is identified as a major recreation corridor in both the county and state. Heaviest use is found during the summer months; however, increased year-round tourist activity is becoming evident.

The demand for tourist recreation use is not presently being adequately met. The major overcrowding of the day use and overnight facilities at San Simeon and overnight parking where Highway 1 closely follows the shoreline indicate the need for additional campground facilities. Additional facilities are planned on Hearst Ranch, including both campgrounds and resort lodge centers, but the number of sites are limited to protect coastline resources. All the undeveloped shoreline of the planning area is classified as Sensitive Resource Area in the combining designations to ensure review of all proposed projects. Areas of unique environmental interest should be preserved in their natural state with managed public access and recreation use limited to nature trails with interpretive signs.

### **Existing Uses**

The major tourist attraction in the North Coast planning area is the Hearst San Simeon State Historical Monument. The California State Department of Parks and Recreation conducts tours of Hearst Castle with the total number of visitors exceeding 950,000 per year. Plans for major improvements to the visitor staging area are being developed and will include expanded parking, interpretive centers, covered tour vehicle boarding areas, and improved food services.

Day use recreational facilities are available at the W.R. Hearst State Beach and pier at San Simeon. Expansion should include a boat launching ramp and parking developed in conjunction with the restoration of Old San Simeon Village.

Day use and overnight facilities are available at San Simeon State Beach located along San Simeon Creek. Presently, there are 134 permanent spaces and 180 undeveloped spaces used in peak periods. This campground is very heavily used in the summer months, and expansion to handle the overflow of campers should be given highest priority. The General Development Plan for this park facility includes renovation of the existing campground, addition of 225 sites to be provided in several phases, additional day-use parking, group camping and day-use facility, pedestrian trails, tree planting and erosion control measures. It is hoped this will change this state park from an enroute campground to a destination point.

The California State Department of Park and Recreation owns the immediate ocean frontage throughout much of Cambria along Moonstone Beach, at Santa Rosa Creek and seaward of Park Hill. Day use facilities are available at Leffingwell Creek and Santa Rosa Creek.



A small area with a motel, restaurant, and gas station is located along the shoreline 1-1/2 miles north of Piedras Blancas Point. The Recreation land use category could allow for expansion of tourist-recreation facilities. Because of the open exposed shoreline location, however, further development needs to be carefully considered in the development plan review process.

Another small area of existing tourist-serving facilities is Ragged Point Inn, located 1-1/2 miles north of Ragged Point. Existing facilities include a motel, restaurant, and gas station. Improvements have proceeded in accordance with an adopted development plan which provides for expansion and upgrading of motel units, restaurant, employee living quarters, grocery store, and laundromat.

Exotic Gardens is a local tourist attraction noted for its nursery and gardens specializing in succulent plants. The three acre site is located on the east side of Highway 1 near the north entrance of Moonstone Beach Drive.

**Proposed Hearst Ranch Development** - Hearst Ranch is the major agricultural holding in the North Coast planning area. The ranch encompasses over 118,000 acres, of which 77,000 acres are located within San Luis Obispo County. The Land Use Element identifies that over 98% of the ranch will remain in agricultural use, while the remainder will be small dispersed areas for tourist resort development to serve visitors to the central coast.

The land use designations for the Hearst Ranch are based on extensive studies by the Hearst Corporation and represent development of the ranch to be instituted on a phased basis over the period reaching to 1995. In contemplation of the time that the present plan is fulfilled, a master plan was prepared for the entire holdings representing the long range development plan. This second phase of development will be considered at the end of the 15-year period assuming environmental and economic concerns will permit such development. This would require an amendment to the Land Use Element and the Local Coastal Plan.

Two sites on the ranch are identified for visitor-serving recreation facilities. Two other sites, the Hearst Castle staging area and the San Simeon Village area, are identified for intensive visitor-serving commercial centers. Each of these sites is still in the conceptual planning stages, and the precise extent and layout of facilities will be determined through the development plan process.

**Pine Resort Area** - This area north of Pico Creek would be developed as with a resort-motel of approximately 250 units with ancillary services including restaurant, cocktail lounge, convention/meeting hall, and recreation amenities such as horseback riding, swimming, and tennis. In addition, the plan calls for the inclusion of low cost campsites or a youth hostel for visitors to the north coast and the provision of employee housing/longer-term rentals on the adjoining Junge Ranch.

**PROOF OF SERVICE**

**STATE OF CALIFORNIA, COUNTY OF ALAMEDA**

At the time of service, I was over 18 years of age and **not a party to this action**. I am employed in the County of Alameda, State of California. My business address is 555 12th Street, Suite 1500, Oakland, CA 94607.

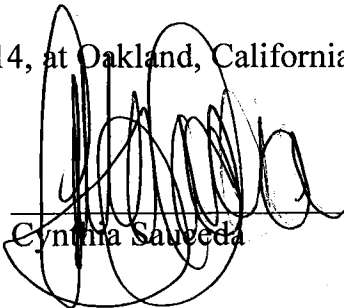
On February 3, 2014, I served true copies of the following document(s) described as **MOTION FOR JUDICIAL NOTICE OF RESPONDENTS AND REAL PARTIES IN INTEREST; SUPPORTING MEMORANDUM AND DECLARATION OF JULIA L. BOND; [PROPOSED] ORDER** on the interested parties in this action as follows:

**SEE ATTACHED SERVICE LIST**

**BY MAIL:** I enclosed the document(s) in a sealed envelope or package addressed to the persons at the addresses listed in the Service List and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with Meyers, Nave, Riback, Silver & Wilson's practice for collecting and processing correspondence for mailing. On the same day that the correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on February 3, 2014, at Oakland, California.

  
Cynthia Salceda

**SERVICE LIST**

***Berkeley Hillside Preservation et al. v. City of Berkeley et al.***  
**California Supreme Court Case No. S201116**

Susan Brandt-Hawley Esq.  
Brandt-Hawley Law Group  
13760 Arnold Drive  
Glen Ellen, CA 95442

Laura McKinney, Deputy City  
Attorney  
City of Berkeley  
2180 Milvia Street, Fourth Floor  
Berkeley, CA 94704

Alameda County Superior Court  
1225 Fallon Street  
Oakland, CA 94612

Court of Appeal  
First District Court of Appeal  
350 McAllister Street  
San Francisco, CA 94102

Kamala D. Harris  
Attorney General of California  
Sally Magnani  
Senior Assistant Attorney General  
Janill Richards  
Supervising Deputy Attorney  
General  
Catherine M. Wieman  
Catherine.Wieman@doj.ca.gov  
Deputy Attorney General  
300 South Spring Street, Suite 1702  
Los Angeles, CA 90013  
Ph. (213) 897-2608  
Fx. (213) 897-2802

Amanda Monchamp  
Amanda.Monchamp@hklaw.com  
Melanie Sengupta  
Melanie.Sengupta@hklaw.com  
Holland & Knight LLP  
50 California Street, 28<sup>th</sup> Floor  
San Francisco, CA 94111  
Ph. (415) 743-6900  
Fx. (415) 743-6910

*Attorneys for Amici Curiae  
League of California Cities;  
California State Association of  
Counties*

*Attorneys for Amicus Curiae  
Attorney General Kamala D.  
Harris*

Michael H. Zischke  
mzischke@coxcastle.com  
Andrew B. Sabey  
Cox, Castle & Nicholson LLP  
555 California Street, 10<sup>th</sup> Floor  
San Francisco, CA 94014  
Ph. (415) 262-5109  
Fx. (415) 392-4250

*Attorneys for Amici Curiae  
California Building Industry  
Association;  
California Business Properties  
Association;  
Building Industry Legal Defense  
Foundation*

Stephen L. Kostka  
SKostka@perkinscoie.com  
Barbara J. Schussman  
BSchussman@perkinscoie.com  
Perkins Coie LLP  
Four Embarcadero Center, Suite  
2400  
San Francisco, CA 94111-4131  
Ph. (415) 344-7000  
Fx. (415) 344-7050

*Attorneys for Amicus Curiae  
Building Industry Association of the  
Bay Area*

Christian L. Marsh  
Andrea P. Clark  
Graham St. Michael  
Downey Brand LLP  
333 Bush Street, Suite 1400  
San Francisco, CA 94104  
Ph. (415) 848-4800  
Fx. (415) 848-4801

*Attorneys for Amicus Curiae  
Association of California Water  
Agencies*

Harold M. Freiman  
hfreiman@lozanosmith.com  
Kelly M. Rem  
krem@lozanosmith.com  
Lozano Smith  
2001 N. Main Street, Suite 650  
Walnut Creek, CA 94596  
Ph. (925) 953-1620  
Fx. (925) 953-1625

*Attorneys for Amicus Curiae  
California School Boards  
Association's Education Legal  
Alliance*

M. Reed Hopper  
Pacific Legal Foundation  
930 G Street  
Sacramento, CA 95814  
Ph. (916) 419-7111  
Fx. (916) 419-7747

*Attorneys for Amicus Curiae  
Pacific Legal Foundation*

Michael W. Graf  
Law Offices Michael W. Graf  
227 Behrens Street  
El Cerrito, CA 94530  
Ph. (510) 525-1208  
Fx. (510) 525-1208

*Attorneys for Amici Curiae  
Center for Biological Diversity;  
High Sierra Rural Alliance*

Charles F. Robinson  
Kelly L. Drumm  
Kelly.Drumm@ucop.edu  
University of California  
Office of General Counsel  
1111 Franklin Street, 8<sup>th</sup> Floor  
Oakland, CA 94607  
Ph. (510) 987-9765  
Fx. (510) 987-9757

*Attorneys for Amicus Curiae  
The Regents of The University of  
California*

Jan Chatten-Brown  
Douglas P. Carstens  
Chatten-Brown & Carstens LLP  
2200 Pacific Coast Hwy., #318  
Hermosa Beach, CA 90254  
Ph. (310) 798-2400  
Fx. (310) 798-2402

Michael W. Stamp  
Molly Erickson  
Law Offices of Michael W. Stamp  
479 Pacific Street, #1  
Monterey, CA 93940  
Ph. (831) 373-1214  
Fx. (831) 373-0242

*Attorneys for Amici Curiae  
Planning and Conservation League;  
Endangered Habitat League;  
California Preservation Foundation;  
Save Our Heritage Organization;  
Save Our Carmel River; The Open  
Monterey Project*

Leila H. Moncharsh  
Veneruso & Moncharsh  
5707 Redwood Rd., Ste. 10  
Oakland, CA 94612  
Ph. (510) 482-0390  
Email: 101550@msn.com

*Attorneys for Amicus Curiae  
Berkeley Architectural Heritage  
Association*

Christine Helwick  
Andrea M. Gunn  
California State University  
Office of the General Counsel  
401 Golden Shore, 4<sup>th</sup> Floor  
Long Beach, CA 90802-4210

*Attorneys for Amicus Curiae  
The Board of Trustees of the  
California State University*