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**FEE WAIVED  
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LOS ANGELES SUPERIOR COURT

OCT 05 2007

JOHN A. CLARKE, CLERK  
BY N. TERRAZAS, DEPUTY

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Attorneys for Plaintiff

**SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES  
Northwest District  
Van Nuys Courthouse East - Civil and Small Claims**

**JAMES F. COHAN;**

**Plaintiff,**

**v.**

**Rite Aid; COMMONS AT  
CALABASAS LLC; And DOES 1  
THROUGH 10, Inclusive**

**Defendants.**

Case No.

**LC079462**

**CIVIL COMPLAINT:  
DISCRIMINATORY PRACTICES IN  
PUBLIC ACCOMMODATIONS  
[42 U.S.C. 12182(a) ET. SEQ; CIVIL  
CODE 51, 52, 54, 54.1]**

**NAMED DEFENDANTS AND NAMED PLAINTIFF**

1. Defendants are, and, at all times mentioned herein, were, a business or corporation or franchise organized and existing and/or doing business under the laws of the State of California. Property Owner: COMMONS AT CALABASAS LLC (Company/Corporation)  
Mailing Address: 101 THE GROVE DR, LOS ANGELES, CA 90036  
Property Address: 4710 COMMONS WAY, CALABASAS, CA 91302 Company Name: COMMONS AT CALABASAS, LLC, THE

1 Registered Agent: RICK J CARUSO

2 Registered Office: 101 THE GROVE DR LOS ANGELES, CA 90036

3 2. Plaintiffs are further informed and believe and thereon allege that Defendants,  
4 Rite Aid; COMMONS AT CALABASAS LLC, are the owners, operators, and/or lessors  
5 of the real property, as well as the business operated thereon.

6 3. The words "Plaintiffs" and "Plaintiff's Member" as used herein specifically  
7 include the organization and TRIPPLE AAA ASSOCIATION FOR CHILDREN AND  
8 ADULTS WITH DEVELOPMENTAL DISABILITIES, SUING ON BEHALF OF ITS  
9 MEMBERS, JAMES H. COHAN; and persons associated with its Members who  
10 accompanied Members to Defendants' facilities.

11 4. Defendants Does 1 through 10, were at all times relevant herein subsidiaries,  
12 employers, employees, agents, of Defendants Rite Aid; COMMONS AT CALABASAS  
13 LLC. Plaintiffs are ignorant of the true names and capacities of Defendants sued herein  
14 as Does 1 through 10, inclusive, and therefore sues these Defendants by such fictitious  
15 names. Plaintiffs will pray leave of the court to amend this complaint to allege the true  
16 names and capacities of the Does when ascertained.

17 5. Plaintiffs are informed and believe, and thereon allege, that Defendants and each  
18 of them herein were, at all times relevant to the action, the owner, lessor, lessee,  
19 franchiser, franchisee, general partner, limited partner, agent, employee, representing  
20 partner, or joint venturer of the remaining Defendants and were acting within the course  
21 and scope of that relationship. Plaintiffs are further informed and believe, and thereon  
22 allege, that each of the Defendants herein gave consent to, ratified, and/or authorized the  
23 acts alleged herein to each of the remaining Defendants.  
24

25  
26 **CONCISE SET OF FACTS**

27 6. Plaintiff has an impairment.  
28

1 7. Defendants failed to provide auxiliary aids and services that are necessary to  
2 ensure equal access to the goods, services, privileges, or accommodations that it offers.

3 Title 28, part 36.303 of Code of Federal Regulations states:

4 (a) General. A public accommodation shall take those steps that may be  
5 necessary to ensure that no individual with a disability is excluded, denied  
6 services, segregated or otherwise treated differently than other individuals  
7 because of the absence of auxiliary aids and services, unless the public  
8 accommodation can demonstrate that taking those steps would  
9 fundamentally alter the nature of the goods, services, facilities, privileges,  
10 advantages, or accommodations being offered or would result in an undue  
11 burden, i.e., significant difficulty or expense.

12 (b) Examples. The term "auxiliary aids and services" includes:

13 (1) Qualified interpreters, notetakers, computer-aided transcription  
14 services, written materials, telephone handset amplifiers, assistive  
15 listening devices, assistive listening systems, telephones compatible with  
16 hearing aids, closed caption decoders, open and closed captioning,  
17 telecommunications devices for deaf persons (TDD's), videotext displays,  
18 or other effective methods of making aurally delivered materials available  
19 to individuals with hearing impairments:

20 (2) Qualified readers, taped texts, audio recordings, Brailled materials,  
21 large print materials, or other effective methods of making visually  
22 delivered materials available to individuals with visual impairments;

23 (3) Acquisition or modification of equipment or devices; and

24 (4) Other similar services and actions.

25 (c) Effective communication. A public accommodation shall furnish  
26 appropriate auxiliary aids and services where necessary to ensure effective  
27

1 communication with individuals with disabilities.

2 Defendants failed to comply with Title 28, part 36.303 of Code of Federal Regulations as  
3 it failed to provide Qualified readers, taped texts, audio recordings, Brailled materials, or  
4 large print materials. Further, Defendants failed to remove architectural barriers.

5 8. Plaintiff's Member and Plaintiff(s) have physical impairments because their  
6 conditions affect one or more of the following body systems: neurological,  
7 musculoskeletal, special sense organs, and/or cardiovascular. Further, Plaintiff's  
8 Member and Plaintiff(s) said physical impairments substantially limits one or more of the  
9 following major life activities. In addition, Plaintiff's Member and Plaintiff(s) cannot  
10 perform one or more of the said major life activities in the manner, speed, and duration  
11 when compared to the average person. Moreover, Plaintiff's Member and Plaintiff(s) has  
12 a history of or has been classified as having a physical impairment as required by 42  
13 U.S.C. § 12102(2)(A).

14 9. Plaintiff's Members expressly intend to patronize the establishment and the  
15 property that is the subject of this Complaint in the immediate future.

16 10. Plaintiff's Member was deterred from patronizing the facility.

17  
18 **WHAT CLAIMS ARE PLAINTIFFS ALLEGING AGAINST EACH NAMED**  
19 **DEFENDANT**

20 11. Defendants Rite Aid; COMMONS AT CALABASAS LLC; and Does 1 through  
21 10 will be referred to collectively hereinafter as "Defendants."

22 12. Plaintiffs aver that the Defendants are liable for the following claims as alleged  
23 below:  
24

25 **DISCRIMINATORY PRACTICES IN PUBLIC ACCOMMODATIONS**

26 **FIRST CAUSE OF ACTION AGAINST ALL DEFENDANTS- Claims Under The**  
27  
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2 **Americans With Disabilities Act Of 1990**

3 Claim I

4 13. Based on the facts stated above, Defendants discriminated against Plaintiffs on the  
5 basis of disability in the full and equal enjoyment of the goods, services, facilities,  
6 privileges, advantages, or accommodations of any place of public accommodation as  
7 Defendants own, lease (or lease to), or operate a place of public accommodation in  
8 violation of 42 U.S.C. §12182.

9 Claim II

10 14. Based on the facts stated above, Defendants discriminated against Plaintiffs  
11 directly, or through contractual, licensing, or other arrangements, to a denial of the  
12 opportunity of the individual or class to participate in or benefit from the goods, services,  
13 facilities, privileges, advantages, or accommodations of an entity in violation of 42  
14 U.S.C. §12182.

15 Claim III

16 15. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
17 is discriminatory to afford an individual or class of individuals, on the basis of a disability  
18 or disabilities of such individual or class, directly, or through contractual, licensing, or  
19 other arrangements with the opportunity to participate in or benefit from a good, service,  
20 facility, privilege, advantage, or accommodation that is not equal to that afforded to other  
21 individuals in violation of 42 U.S.C. §12182.

22 Claim IV

23 16. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
24 is discriminatory to provide an individual or class of individuals, on the basis of a  
25 disability or disabilities of such individual or class, directly, or through contractual,  
26 licensing, or other arrangements with a good, service, facility, privilege, advantage, or  
27 accommodation that is different or separate from that provided to other individuals.



1 Claim V

2 17. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
3 Defendants failed to afford to an individual with a disability in the most integrated  
4 setting appropriate to the needs of the individual in violation of 42 U.S.C. §12182.

5 Claim VI

6 18. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
7 Defendants utilized standards or criteria or methods of administration that have the effect  
8 of discriminating on the basis of disability; or that perpetuate the discrimination of others  
9 who are subject to common administrative control in violation of 42 U.S.C. §12182.

10 Claim VII

11 19. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
12 is discriminatory to exclude or otherwise deny equal goods, services, facilities, privileges,  
13 advantages, accommodations, or other opportunities to an individual or entity because of  
14 the known disability of an individual with whom the individual or entity is known to have  
15 a relationship or association in violation of 42 U.S.C. §12182. See Niece v. Fitzner 922 F.  
16 Supp. 1208 (1996)

17 Claim VIII

18 20. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
19 Defendants engaged in the specific prohibitions as stated in 42 U.S.C. §12182.

20 Claim IX

21 21. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
22 Defendant failed to demonstrate that the removal of a barrier is not readily achievable,  
23 and made such goods, services, facilities, privileges, advantages, or accommodations  
24 available through alternative methods in a segregated manner in violation of 42 U.S.C.  
25 §12182.

26 Claim X

1 22. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
2 Defendants altered the use of their establishment in a manner that affected or could have  
3 affected the usability of the facility or part thereof and failed to make alterations in such a  
4 manner that, to the maximum extent feasible, the altered portions of the facility are  
5 readily accessible to and usable by individuals with disabilities, including individuals  
6 who use wheelchairs in violation of 42 U.S.C. §12183.

7 23. WHEREFORE, Plaintiffs pray for judgment and relief as hereinafter set forth.

8  
9 **SECOND CAUSE OF ACTION, AGAINST ALL DEFENDANTS - CLAIMS UNDER**  
**CALIFORNIA ACCESSIBILITY LAWS**

10 **CLAIM I: Denial Of Full And Equal Access**

11 24. Based on the facts plead above and elsewhere in this complaint, Plaintiff's  
12 Member and Plaintiff(s) was denied full and equal access to Defendants' goods, services,  
13 facilities, privileges, advantages, or accommodations within a public accommodation  
14 owned, leased, and/or operated by Defendants as required by Civil Code Sections 54 and  
15 54.1.

16 **CLAIM II: Failure To Modify Practices, Policies And Procedures**

17 25. Based on the facts plead at ¶¶ 6-16 above and elsewhere herein this complaint,  
18 Defendants failed and refused to provide a reasonable alternative by modifying its  
19 practices, policies, and procedures in that they failed to have a scheme, plan, or design to  
20 assist Plaintiffs and/or others similarly situated in entering and utilizing Defendants'  
21 services as required by Civil Code § 54.1. Thus, Plaintiff's Member and Plaintiff(s) were  
22 subjected to discrimination in violation of Civil Code § 54.1.

23 **CLAIM III: Violation Of The Unruh Act**

24 26. Based on the facts plead above and elsewhere herein this complaint and because  
25 Defendants violated the Civil Code § 51 by failing to comply with 42 United States Code  
26 § 12182(b)(2)(A)(iv) and 42 U.S.C. § 12183(a)(2), Defendants did and continue to  
27  
28



1 knowingly discriminate against Plaintiffs and persons similarly situated in violation of  
2 Civil Code §§ 51, 52, and 54.1. Plaintiffs allege the access violations alleged here are so  
3 obvious as to implicate at least a prima facie case of discriminatory intent.

4 27. Based on the facts plead above, Claims I, II, and III of Plaintiffs' Second Cause  
5 Of Action above, and the facts elsewhere herein this complaint, Plaintiffs will suffer  
6 irreparable harm unless Defendants are ordered to remove architectural, non-  
7 architectural, and communication barriers at Defendants' public accommodation.  
8 Plaintiffs allege that Defendants' discriminatory conduct is capable of repetition, and this  
9 discriminatory repetition adversely impacts Plaintiffs and a substantial segment of the  
10 disability community. Plaintiffs allege there is a state and national public interest in  
11 requiring accessibility in places of public accommodation. Plaintiffs have no adequate  
12 remedy at law to redress the discriminatory conduct of Defendants. Plaintiffs desire to  
13 return to Defendants' places of business in the immediate future. Accordingly, the  
14 Plaintiffs allege that a structural or mandatory injunction is necessary to enjoin  
15 compliance with state civil rights laws enacted for the benefit of individuals with  
16 disabilities.

17 28. Wherefore, Plaintiffs pray for damages and relief as hereinafter stated.  
18

19 DEMAND FOR JUDGMENT FOR RELIEF:  
20

- 21 A. For injunctive relief pursuant to 42 U.S.C. § 12188(a).  
22 B. For attorneys fees pursuant to 42 U.S.C. § 1988, 42 U.S.C. § 12205, and Cal.  
23 Civil Code § 51, 52; 54.3;  
24 C. A Jury Trial and;  
25 D. For such other further relief as the court deems proper.

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1 Respectfully submitted:

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**PINNOCK & WAKEFIELD, A.P.C.**

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Dated: September 4, 2007

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By: 

THEODORE A. PINNOCK, ESQ.  
MICHELLE L. WAKEFIELD, ESQ.  
Attorneys for Plaintiffs

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ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):  
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ATTORNEY FOR (Name): Plaintiff

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**FILED**  
LOS ANGELES SUPERIOR COURT  
OCT 05 2007  
JOHN A. CLARKE, CLERK  
BY N. TERRAZAS, DEPUTY

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles**  
STREET ADDRESS: 6230 Sylmar Avenue  
MAILING ADDRESS: 6230 Sylmar Avenue  
CITY AND ZIP CODE: Van Nuys, CA 91401  
BRANCH NAME: Van Nuys Courthouse East

PLAINTIFF/PETITIONER: JAMES F. COHANI  
Rite Aid; COMMONS AT CALABASAS LLC;  
DEFENDANT/RESPONDENT: And DUES 1 THROUGH 10; Inclusive

CASE NUMBER  
**LC079469**

**ORDER ON APPLICATION FOR WAIVER OF COURT FEES AND COSTS**

1. The application was filed on (date):  A previous order was issued on (date):

2. The application was filed by (name):

3.  IT IS ORDERED that the application is granted  in whole  in part (complete item 4 below).

- a.  No payments. Payment of all the fees and costs listed in California Rules of Court, rule 3.61, is waived.
- b.  The applicant shall pay all the fees and costs listed in California Rules of Court, rule 3.61, EXCEPT the following:
  - (1)  Filing papers.
  - (2)  Certification and copying.
  - (3)  Issuing process and certification.
  - (4)  Transmittal of papers.
  - (5)  Court-appointed interpreter.
  - (6)  Sheriff and marshal fees.
  - (7)  Reporter's fees\* (valid for 60 days).
  - (8)  Telephone appearance (Gov. Code, § 68070.1 (c)).
  - (9)  Other (specify code section):

Reporter's fees are per diem pursuant to Code Civ. Proc., §§ 269, 274c, and Gov. Code, §§ 69947, 69948, and 72195.

c. Method of payment. The applicant shall pay all the fees and costs when charged, EXCEPT as follows:  
(1)  Pay (specify): \_\_\_\_\_ percent. (2)  Pay: \$ \_\_\_\_\_ per month or more until the balance is paid.

d. The clerk of the court, county financial officer, or appropriate county officer is authorized to require the applicant to appear before and be examined by the court no sooner than four months from the date of this order, and not more than once in any four-month period.  The applicant is ordered to appear in this court as follows for review of his or her financial status:

Date:	Time:	Dept.:	Div.:	Room:
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e.  The clerk is directed to mail a copy of this order only to the applicant's attorney or to the applicant if not represented.

f. All unpaid fees and costs shall be deemed to be taxable costs if the applicant is entitled to costs and shall be a lien on any judgment recovered by the applicant and shall be paid directly to the clerk by the judgment debtor upon such recovery.

4.  IT IS ORDERED that the application is denied  in whole  in part for the following reasons (see Cal. Rules of Court, rules 3.50-3.63):

- a.  Monthly household income exceeds guidelines (Gov. Code, § 68511.3(a)(6)(B); form FW-001-INFO).
- b.  Other (Complete line 4b on page 2).
- c. The applicant shall pay any fees and costs due in this action within 10 days from the date of service of this order or any paper filed by the applicant with the clerk will be of no effect.
- d. The clerk is directed to mail a copy of this order to all parties who have appeared in this action.

5.  IT IS ORDERED that a hearing be held.

- a. The substantial evidentiary conflict to be resolved by the hearing is (specify):
- b. The applicant should appear in this court at the following hearing to help resolve the conflict:

Date:	Time:	Dept.:	Div.:	Room:
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c. The address of the court is (specify):  
 Same as above

d. The clerk is directed to mail a copy of this order only to the applicant's attorney or to the applicant if not represented.

**NOTICE: If item 3d or item 5b is filled in and the applicant does not attend the hearing, the court may revoke or change the order or deny the application without considering information the applicant wants the court to consider.**

**WARNING: The applicant must immediately tell the court if he or she becomes able to pay court fees or costs during this action. The applicant may be ordered to appear in court and answer questions about his or her ability to pay fees or costs.**

Date: Michael R. Hon 2007 [Signature] Clerk, by N. Terrazas Deputy  
JUDICIAL OFFICER (Clerk may GRANT in full a nondiscretionary fee waiver. See Cal. Rules of Court, rules 3.56) Page 1 of 2

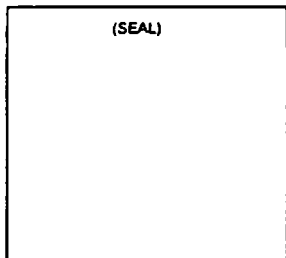
PLAINTIFF/PETITIONER (Name): JAMES F. COHAN; DEFENDANT/RESPONDENT (Name): Rite Aid; COMMONS AT CALABASAS UC; And DOES 1 THROUGH 10, Inclusive	CASE NUMBER:
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4b  Application is denied in whole or in part (specify reasons):

### CLERK'S CERTIFICATE OF MAILING

I certify that I am not a party to this cause and that a true copy of the foregoing was mailed first class, postage prepaid, in a sealed envelope addressed as shown below, and that the mailing of the foregoing and execution of this certificate occurred at  
 (place): \_\_\_\_\_, California,  
 on (date): \_\_\_\_\_

Clerk, by \_\_\_\_\_, Deputy

### CLERK'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the original on file in my office.

Date:

Clerk, by \_\_\_\_\_, Deputy