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FILED
LOS ANGELES SUPERIOR COURT

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8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **FOR THE COUNTY OF LOS ANGELES**
10 **North Central District**
11 **Glendale Courthouse**

EC 045724

11 **JAMES F. COHAN;**

Case No.

12 **Plaintiff,**

13 v.

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

15 **San Jose Pharmacy; GLENDALE**
16 **MEMORIAL HOSPITAL AND**
17 **HEALTH CENTER; And DOES 1**
18 **THROUGH 10, Inclusive**

18 **Defendants.**

20 **NAMED DEFENDANTS AND NAMED PLAINTIFF**

21 1. Defendants are, and, at all times mentioned herein, were, a business or
22 corporation or franchise organized and existing and/or doing business under the laws of
23 the State of California. PROPERTY Owner: GLENDALE MEMORIAL HOSPITAL
24 AND HEALTH CENTER

25 Mailing Address: 1420 S CENTRAL AVE, GLENDALE, CA 91204

26 Property Address: 204 W EULALIA ST, GLENDALE, CA 91204

1 2. Plaintiffs are further informed and believe and thereon allege that Defendants, San
2 Jose Pharmacy; GLENDALE MEMORIAL HOSPITAL AND HEALTH CENTER
3 , are the owners, operators, and/or lessors of the real property, as well as the business
4 operated thereon.

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

10 4. Defendants Does 1 through 10, were at all times relevant herein subsidiaries,
11 employers, employees, agents, of Defendants San Jose Pharmacy; GLENDALE
12 MEMORIAL HOSPITAL AND HEALTH CENTER. Plaintiffs are ignorant of the true
13 names and capacities of Defendants sued herein as Does 1 through 10, inclusive, and
14 therefore sues these Defendants by such fictitious names. Plaintiffs will pray leave of the
15 court to amend this complaint to allege the true names and capacities of the Does when
16 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.

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26 **CONCISE SET OF FACTS**

27 6. Plaintiff has an impairment.
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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
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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.

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

20 11. Defendants San Jose Pharmacy; GLENDALE MEMORIAL HOSPITAL AND
21 HEALTH CENTER; and Does 1 through 10 will be referred to collectively hereinafter as
22 "Defendants."

23 12. Plaintiffs aver that the Defendants are liable for the following claims as alleged
24 below:
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26 **DISCRIMINATORY PRACTICES IN PUBLIC ACCOMMODATIONS**

1 FIRST CAUSE OF ACTION AGAINST ALL DEFENDANTS- Claims Under The
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

1 accommodation that is different or separate from that provided to other individuals.

2 **Claim V**

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

6 **Claim VI**

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

11 **Claim VII**

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

18 **Claim VIII**

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

21 **Claim IX**

22 21. Based on the facts stated above, Defendants discriminated against Plaintiffs as
23 Defendant failed to demonstrate that the removal of a barrier is not readily achievable,
24 and made such goods, services, facilities, privileges, advantages, or accommodations
25 available through alternative methods in a segregated manner in violation of 42 U.S.C.
26 §12182.
27

1 Claim X

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

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

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

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

12 24. Based on the facts plead above and elsewhere in this complaint, Plaintiff's
13 Member and Plaintiff(s) was denied full and equal access to Defendants' goods, services,
14 facilities, privileges, advantages, or accommodations within a public accommodation
15 owned, leased, and/or operated by Defendants as required by Civil Code Sections 54 and
16 54.1.

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

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

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

25 26. Based on the facts plead above and elsewhere herein this complaint and because
26 Defendants violated the Civil Code § 51 by failing to comply with 42 United States Code
27

1 § 12182(b)(2)(A)(iv) and 42 U.S.C. § 12183(a)(2), Defendants did and continue to
2 knowingly discriminate against Plaintiffs and persons similarly situated in violation of
3 Civil Code §§ 51, 52, and 54.1. Plaintiffs allege the access violations alleged here are so
4 obvious as to implicate at least a prima facie case of discriminatory intent.

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

18 28. Wherefore, Plaintiffs pray for damages and relief as hereinafter stated.
19

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

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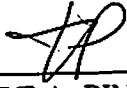
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Respectfully submitted:

Dated: September 4, 2007

PINNOCK & WAKEFIELD, A.P.C.

By: 

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