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FILED
JUN 14 10 14 AM '07
CLERK OF SUPERIOR COURT
SAN DIEGO, CALIFORNIA

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10 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
11 IN AND FOR THE COUNTY OF SAN DIEGO

12 CHRIS LANGER,) Case No.: **GIC 758656**
13)
14 Plaintiff,) **COMPLAINT FOR DAMAGES AND**
15 v.) **INJUNCTIVE RELIEF FOR VIOLATIONS**
16 THE ROBERT & HELEN HOE FAMILY) **OF: UNRUH CIVIL RIGHTS ACT;**
LIMITED PARTNERSHIP; M COHEN &) **CALIFORNIA'S DISABLED PERSON ACT;**
17 ASSOCIATES, INC., and DOES 1) **NEGLIGENCE; CALIFORNIA'S UNFAIR**
through 10, inclusive) **BUSINESS PRACTICE ACT.**
18 Defendants.) **DEMAND FOR JURY**
19)

20
21 Plaintiff CHRIS LANGER, (hereinafter referred to as
22 "Plaintiff") complains of THE ROBERT & HELEN HOE FAMILY LIMITED
23 PARTNERSHIP; M COHEN & ASSOCIATES, INC., and DOES 1 through 10,
24 inclusive, (hereinafter referred to as "Defendants") and alleges as
25 follows:

26 **INTRODUCTION:**

27 1. This is a Civil Rights action for discrimination against
28 persons with physical disabilities, of which Plaintiff is a member

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1 of said class, for failure to remove architectural barriers
2 structural in nature at Defendants' place of business, located at
3 5079 El Cajon Blvd., San Diego, California, a place of public
4 accommodation; and for failure to modify practices and or policies
5 in order to accommodate, thereby discriminatorily denying Plaintiff
6 and the class of other similarly situated persons with physical
7 disabilities access to, the full and equal enjoyment of, opportunity
8 to participate in, and benefit from, the goods, facilities,
9 services, and accommodations thereof.

10 2. Plaintiff seeks injunctive relief and damages for
11 violations of civil rights and for damages flowing from such
12 violations.

13 **PARTIES:**

14 3. Plaintiff is a California resident with physical
15 disabilities who uses a wheelchair to travel about in public.

16 4. Defendants, THE ROBERT & HELEN HOE FAMILY LIMITED
17 PARTNERSHIP; M COHEN & ASSOCIATES, INC., and DOES 1 through 10,
18 inclusive (hereinafter alternatively referred to collectively as
19 "Defendants"), are the owners and operators, lessors and/or lessees,
20 or agents of the owners, lessors and/or lessees, and/or alter egos,
21 franchisers and/or franchisees, of the building and/or buildings
22 which constitute a public facility in and of itself, occupied by the
23 above described defendants, and subject to the requirements of
24 federal and state law requiring full and equal access to public
25 accommodations and facilities.

26 5. Plaintiff does not know the true names of Defendants, their
27 business capacities, their ownership connection to the property and
28 business, or their relative responsibilities in causing the access

1 violations herein complained of, and alleges a joint venture and
2 common enterprise by all such Defendants. Plaintiff is informed and
3 believes that each of the Defendants herein, including DOES 1
4 through 10, inclusive, is responsible in some capacity for the
5 events herein alleged, or is a necessary party for obtaining
6 appropriate relief. Plaintiff will seek leave to amend when the true
7 names, capacities, connections, and responsibilities of the
8 Defendants and DOES 1 through 10, inclusive, are ascertained.

9 **PRELIMINARY FACTUAL ALLEGATIONS:**

10 6. Defendants are or were at the time of the incident the
11 owners and operators, lessors and lessees of the public facility,
12 located at 5079 El Cajon Blvd., San Diego, California. The public
13 accommodation, its path of travel, parking, restrooms and its other
14 facilities are each a "public accommodation or facility" subject to
15 the requirements of state and federal law. On information and
16 belief, each such facility has, since July 1, 1970, undergone
17 "alterations, structural repairs and additions," each of which has
18 subjected the public accommodations, and each of their facilities to
19 handicapped access requirements per the Americans with Disabilities
20 Act Access Guidelines (ADAAG) and Title 24 of California's Code of
21 Regulations.

22 7. On at least once occasion within the statutory period
23 preceding the filing of this complaint, Plaintiff was an invitee and
24 customer at the subject public accommodation.

25 8. During Plaintiff's visit, the subject public accommodation
26 exhibited various violations of the Americans with Disabilities Act
27 Accessibility Guidelines ("ADAAG") and Title 24 of the California
28 Code of Regulations including but not limited to: there was a lack

1 of properly configured disabled parking, a lack of van accessible
2 designated disabled parking.

3 9. On information and belief, other portions of the facility
4 were improperly inaccessible for use by persons with physical
5 disabilities.

6 10. On information and belief, the facilities continue to the
7 date of filing this complaint to deny equal access to Plaintiff and
8 other persons with physical disabilities.

9 11. As a result of the inaccessible facilities, Plaintiff was
10 humiliated, embarrassed and frustrated, suffering emotional
11 injuries. Moreover, as a result of the inaccessible facilities,
12 Plaintiff, suffered bodily and physical injury.

13 12. Plaintiff would like to return and use the Defendants'
14 public accommodations but because of Defendants' violations,
15 Plaintiff and other persons with physical disabilities are unable to
16 use public facilities such as those owned and operated by Defendants
17 on a "full and equal" basis unless such facility is in compliance
18 with the provisions of the Americans with Disabilities Act
19 Accessibility Guidelines and state accessibility law as pled herein.
20 Plaintiff has, therefore, been deterred from returning and using the
21 Defendants' public accommodations.

22 13. Plaintiff is informed and believes and therefore alleges
23 that Defendants and each of them (1) caused the subject improved
24 real properties which constitute the subject public accommodation to
25 be constructed, altered and maintained in such a manner that persons
26 with physical disabilities were denied full and equal access to,
27 within and throughout said improved real property(s); (2) that the
28 Defendants have had actual and constructive notice that the

1 facilities were not legally accessible to persons with disabilities;
2 (3) that despite being informed of such effect on Plaintiff and
3 other persons with physical disabilities due to the lack of
4 accessible facilities, Defendants, and each of them, knowingly and
5 willfully refused to take any steps to rectify the situation and to
6 provide full and equal access for Plaintiff and other persons with
7 physical disabilities to the subject public accommodation. Said
8 defendants, and each of them, have continued such practices, in
9 conscious disregard for the rights and safety of Plaintiff and other
10 persons with physical disabilities. Said conduct, with knowledge of
11 the effect it was and is having on Plaintiff and other persons with
12 physical disabilities, constitutes despicable conduct in conscious
13 disregard of the rights and safety of Plaintiff and of other
14 similarly situated persons, justifying the imposition of punitive
15 and exemplary damages per Civil Code section 3294.

16 **I. FIRST CAUSE OF ACTION: VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**
17 (On behalf of Plaintiff and Against All Defendants) (Cal Civ §
18 51 et seq.)

19 14. Plaintiff repleads and incorporates by reference, as if
20 fully set forth again herein, the allegations contained in all prior
21 paragraphs of this complaint.

22 15. California Civil Code § 52 provides that a party that
23 discriminates against a plaintiff in violation of Civ. Code § 51
24 shall be liable for actual damages, up to three times actual damages
25 but not less than \$1000 for each such offense, and any attorney's
26 fees incurred by the plaintiff.

27 **Count One:**

28 16. The Defendants have not ensured that their facilities
comply with Title 24 of the California Code of Regulations, the

1 California Building Code as it applies to physical access for
2 persons with disabilities and failed to ensure that disabled persons
3 have "full and equal accommodations, advantages, facilities,
4 privileges, or services" to the facilities identified above.

5 Count Two:

6 17. The Defendants have not complied with the Americans with
7 Disabilities Act of 1990.

8
9 **II. SECOND CAUSE OF ACTION: VIOLATION OF CALIFORNIA'S DISABLED**
10 **PERSONS ACT, (On Behalf of Plaintiff and Against All**
11 **Defendants) (California Civil Code § 54 et seq.)**

12 18. Plaintiff repleads and incorporates by reference as if
13 fully set forth again herein, the allegations contained in all prior
14 paragraphs of this complaint and incorporates them herein as if
15 separately repled.

16 19. California Civil Code §55 provides that a person aggrieved
17 under §54 of the Civil Code may bring an action to enjoin such
18 violation and shall be entitled to recover reasonable attorney's
19 fees.

20 Count One:

21 20. The Defendants have not ensured that their facilities
22 comply with Title 24 of the California Code of Regulations, the
23 California Building Code as it applies to physical access for
24 persons with disabilities and have failed to ensure that disabled
25 persons have full and equal access to public accommodations and/or
26 other places that the general public is invited and that disabled
27 persons enjoy the same accommodations, advantages, facilities, and
28 privileges to the facilities identified above.

Count Two:

1 21. The Defendants have not complied with the Americans with
2 Disabilities Act of 1990.

3 22. Wherefore, Plaintiff prays for relief and damages as
4 hereinafter stated.

5 **III. THIRD CAUSE OF ACTION: NEGLIGENCE**
6 (On behalf of the Plaintiff and Against All Defendants)

7 23. Plaintiff repleads and incorporates by reference, as if
8 fully set forth again herein, the allegations contained in all prior
9 paragraphs of this complaint.

10 24. Defendants had a duty to exercise ordinary care, i.e.,
11 comply with the various accessibility laws and ensure that their
12 property was safely configured.

13 25. Defendants failed to exercise ordinary care in that they
14 failed to ensure that their facilities complied with the
15 accessibility guidelines or that their facilities were configured to
16 promote safe and effective use by persons with wheelchairs.

17 26. As the actual and proximate result of Defendants' failure
18 to exercise ordinary care, Plaintiff suffered damages in an amount
19 to be determined by proof.

20 27. Wherefore, Plaintiff prays for relief and damages and
21 relief as hereinafter stated.

22 **IV. FOURTH CAUSE OF ACTION: VIOLATION OF CALIFORNIA'S UNFAIR**
23 **BUSINESS PRACTICES ACT** (On behalf of the Public and Against All
24 Defendants) (Cal. Bus. & Prof. § 17200 et seq.)

25 28. Plaintiff repleads and incorporates by reference, as if
26 fully set forth again herein, the allegations contained in all prior
27 paragraphs of this complaint.

28 29. In addition to the access violations described above,

1 Defendants' facilities are in violation of California and Federal
2 law in that they do not provide required access for disabled
3 persons.

4 30. Defendants' acts and omissions alleged herein are a
5 violation of both statutory requirements and public policy and,
6 therefore, constitute a violation of Business and Professions Code
7 sections 17200 et seq.

8 31. Plaintiff, on behalf of himself/herself and the general
9 public, seeks injunctive relief requiring Defendants to remedy the
10 disability access violations present at their facilities.

11 32. Wherefore, Plaintiff prays for relief and damages and
12 relief as hereinafter stated.

13 **PRAYER:**

14 Wherefore, Plaintiff prays that this court award damages and
15 provide relief as follows:

16 1. For injunctive relief, compelling Defendants to comply with
17 the Unruh Civil Rights Act, and California's Disabled Person Act,
18 which order will include the removal of barriers and the
19 implementation of reasonable modifications in policies, practice,
20 eligibility criteria and procedures so as to afford full access to
21 the goods, services, facilities, privileges, advantages and
22 accommodations being offered.

23 2. General, Special and Penalty damages in an amount to be
24 determined by proof;

25 ///

26 ///

27 ///

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2 **KENNERSON SCHWARTZ SEMERDJIAN & HAILE LLP**
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4 San Diego, CA 92101
5 Telephone: (619) 236-8821
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7 Attorneys for Defendants
8 THE ROBERT & HELEN HOE FAMILY
9 LIMITED PARTNERSHIP, and
10 M. COHEN & ASSOCIATES, INC. (2)

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11 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
12 **FOR THE COUNTY OF SAN DIEGO**

11 CHRIS LANGER,)
12 Plaintiff,)
13 v.)
14 THE ROBERT & HELEN HOE)
15 FAMILY)
16 LIMITED PARTNERSHIP; and)
17 M. COHEN & ASSOCIATES, INC. and)
18 DOES 1 through 10, Inclusive,)
19 Defendants.)

CASE NO. GIC 786656.
ANSWER TO COMPLAINT BY
DEFENDANTS THE ROBERT & HELEN
HOE FAMILY LIMITED PARTNERSHIP;
and M. COHEN & ASSOCIATES, INC.
I/C Judge: Linda B. Quinn
Dept.: 74.
[Complaint Filed April 16, 2002]

20 TO THE PLAINTIFF CHRIS LANGER and to HIS ATTORNEY OF RECORD:
21 COME NOW Defendants THE ROBERT & HELEN HOE FAMILY LIMITED
22 PARTNERSHIP; and M. COHEN & ASSOCIATES, INC. ("Defendants"), severing themselves
23 from all other Defendants, answer the Complaint on file herein as follows:

24 Defendants, in answer to the Unverified Complaint on file herein, and by virtue of the
25 provision of Section 431.30(d) of the Code of Civil Procedure, now file their General Denial to
26 the Unverified Complaint. In answering all the allegations in the Unverified Complaint, these
27 answering Defendants generally and specifically deny each and every allegation thereof, AND
28 BY WAY OF DEFENSE TO SAID COMPLAINT ALLEGE:

///

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):
Mark D. Potter, SBN 16631, (619) 291-7593
Center for Disability Access, LLP
P.O. Box 34606
San Diego, CA 92101

TELEPHONE NO:
(619) 291-7593

FOR COURT USE ONLY
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COURT DIVISION
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COURT
S.D. CA
[Signature]

ATTORNEY FOR (Name): Chris Langer
Insert name of court and name of judicial district and branch court, if any:
Superior Court of the State of California
County of San Diego

PLAINTIFF/PETITIONER: Chris Langer
DEFENDANT/RESPONDENT: The Robert & Helen Hoe Family
Limited Partnership, et al.

REQUEST FOR DISMISSAL
 Personal Injury, Property Damage, or Wrongful Death
 Motor Vehicle Other
 Family Law
 Eminent Domain
 Other (specify): Civil

CASE NUMBER:
GIC 786656

- A conformed copy will not be returned by the clerk unless a method of return is provided with the document. -

1. TO THE CLERK: Please dismiss this action as follows:
a. (1) With prejudice (2) Without prejudice
b. (1) Complaint (2) Petition
(3) Cross-complaint filed by (name):
(4) Cross-complaint filed by (name):
(5) Entire action of all parties and all causes of action
(6) Other: (specify):*

on (date):
on (date):

Date:
Mark D. Potter
TYPE OR PRINT NAME OF ATTORNEY PARTY WITHOUT ATTORNEY

[Signature]
(SIGNATURE)
Attorney or party without attorney for: Chris Langer
 Plaintiff/Petitioner Defendant/Respondent
 Cross-complainant

2. TO THE CLERK: Consent to the above dismissal is hereby given.**
Date:

TYPE OR PRINT NAME OF ATTORNEY PARTY WITHOUT ATTORNEY
* If a cross-complaint or Response (Family Law) seeking affirmative relief is on file, the attorney for the cross-complainant (respondent) must sign this consent, if required by Code of Civil Procedure section 58111.

[Signature]
(SIGNATURE)
Attorney or party without attorney for:
 Plaintiff/Petitioner Defendant/Respondent
 Cross-complainant

- (To be completed by clerk)
3. Dismissal entered as requested on (date): OCT 31 2002
4. Dismissal entered on (date): as to only (name):
5. Dismissal not entered as requested for the following reasons (specify):
6. a. Attorney or party without attorney notified on (date): OCT 31 2002
b. Attorney or party without attorney not notified. Filing party failed to provide
 a copy to conform means to return conformed copy

Date: OCT 31 2002
Clerk, by [Signature] Deputy

[Signature]
J. CURRY
Code of Civil Procedure, § 581 et seq.
C.A. Rules of Court, rules 383, 1233

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