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Attorney for Petitioner
Los Angeles Conservancy

FILED
Superior Court of California
County of Los Angeles

DEC 01 2016

Sherri R. Carter, Executive Officer/Clerk
By Judi Lara, Deputy

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KEVIN C.
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SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

LOS ANGELES CONSERVANCY,
a non-profit corporation;

Petitioner,

v.

CITY OF LOS ANGELES,
CITY COUNCIL OF THE CITY OF
LOS ANGELES, LOS ANGELES
DEPARTMENT OF CITY PLANNING;
and Does 1 to 5;

Respondents.

AG-SCH 8150 SUNSET BOULEVARD
OWNER, L.P., and Does 6 to 10;

Real Parties in Interest.

Case No.

BS166487

**Environmental Leadership
CEQA Challenge**

**PETITION FOR
WRIT OF MANDAMUS**

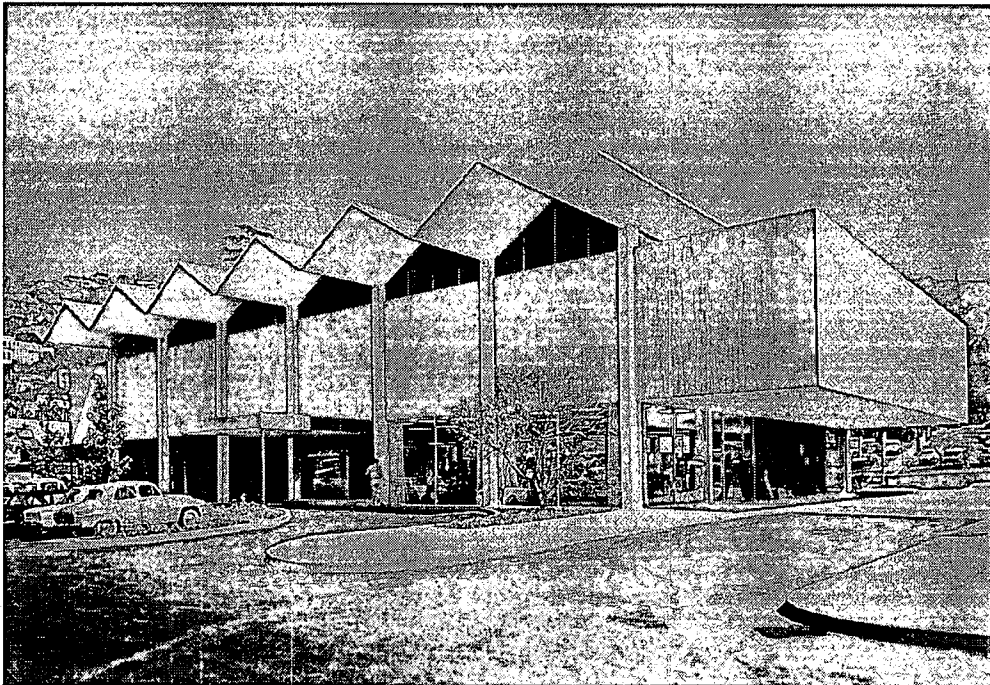
CIT/CASE: BS166487
LEA/DEF#: 310
RECEIVED: 310
DATE PAID: 12/01/16 04:25 PM
AMOUNT: \$435.00
CHECK: \$435.00
CASH: \$0.00
CHANGE: \$0.00
CARD: \$0.00

Petition for Writ of Mandamus

Petitioner Los Angeles Conservancy alleges:

Introduction

1. Hollywood's evocative Lytton Savings mid-century bank can be feasibly integrated into the proposed 8150 Sunset Boulevard mixed-use development project. The city's environmental impact report (EIR) says so — Lytton Savings can be adaptively reused within a comparably-sized, economically-viable architectural design.



As the EIR explains, the bank design “was strategically conceived as a modern multi-media showcase for Modern art, architecture, and interior design ... related directly to its Sunset Boulevard context” with a “distinctive folded plate concrete roof.”

When, as here, fundamental project objectives can be met without the wasteful demolition of an historic resource, CEQA prohibits any such needless cultural loss. The Los Angeles Conservancy thus seeks this court's peremptory writ enforcing CEQA's substantive mandates. Lytton Savings should remain an iconic presence on Sunset.

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Environmental Leadership CEQA Challenge

Parties

4. The Los Angeles Conservancy is a membership-based nonprofit corporation that works through advocacy and education to recognize, preserve, and revitalize the historic architectural and cultural resources of Los Angeles County. Founded in 1978 as part of the community-based effort to prevent demolition of the Los Angeles Central Library, the Conservancy now has 6,000 member households and hundreds of volunteers, making it the largest group of its kind in the United States. Conservancy members include community residents and concerned citizens who enjoy and appreciate Los Angeles County's cultural, architectural, and historic resources,

1 including those in Hollywood such as Lytton Savings. The Conservancy brings this
2 petition on behalf of all others similarly situated that are too numerous to be named
3 and brought before this court as petitioners. Conservancy staff and members objected
4 to the approval of demolition of Lytton and exhausted administrative remedies.
5

6 5. Respondents City of Los Angeles, its City Council, and its Department of
7 City Planning referred to in the 8150 Sunset Boulevard project Notice of Determination
8 (NOD) as the lead agency, are collectively referred to in this petition as the city.
9

10 6. Real party in interest AG-SCH 8150 Sunset Boulevard Owner, L.P., is the
11 project applicant (applicant) for the 8150 Sunset Boulevard project.
12

13 7. Does 1 to 10 are fictitiously named respondents and real parties in interest
14 whose true names and capacities are currently unknown to the Conservancy. If and
15 when true names and capacities are known, the Conservancy will amend this petition.
16

17 **General Allegations**

18 8. The paragraphs below refer to and rely on information in documents that
19 will be lodged with this court as part of the record of proceedings.
20

21 ***Environmental Setting***

22 9. The two and a half-acre project site at the foot of the Hollywood Hills lies
23 on the eastern edge of the Sunset Strip, about seven miles northwest of downtown Los
24 Angeles, on a block bounded by Sunset Boulevard, Havenhurst Drive, and Crescent
25 Heights Boulevard. The area is a highly urbanized and active area of Hollywood.
26
27

28 10. The primary Lytton Savings building located on the project site was

1 constructed between 1959 and 1960 in the post war New Formalist Modern
2 Architecture style. An addition to the bank for the Lytton Center for the Visual Arts was
3 constructed in 1961-62. The architect for the original building and additions was Kurt
4 W. Meyer of Hagman & Meyer. *Architectural Digest* reviewed the "California modern
5 architectural design" and extensive use of glass, marble, and native stone, as well as the
6 architect's attention to the slope of the site and design of part of the main building
7 below ground level.
8
9

10 **8150 Sunset Boulevard Project and Approval Process**

11
12 11. Following preparation of an initial study and a public scoping session in
13 2013, the city published a Draft EIR in 2014. As analyzed in the Draft EIR, the project
14 was initially proposed to include multiple buildings over a single podium structure with
15 various elements up to 16 stories. The North Building was proposed to include two
16 levels with a rooftop terrace containing commercial uses. The South Building was
17 proposed to contain commercial uses on the first two levels, residential uses on levels
18 three through 15, and a rooftop restaurant/lounge on the top level. The Draft EIR
19 considered a no-project alternative and six other alternatives that explored different
20 building heights and layouts, including two alternatives that proposed the adaptive
21 reuse of Lytton Savings, acknowledged as a qualified CEQA historic resource.
22
23

24
25 12. The city provided a 62-day public comment period on the Draft EIR from
26 November 2014 to January 2015. Via almost a thousand written letters and emails,
27 many agencies, organizations, and individuals commented on the draft, presenting fact-
28

1 based concerns that the project would obstruct views, impair overall visual quality,
2 result in operational impacts on air quality, increase traffic, and provide insufficient
3 on-site parking. The Conservancy was among the commenters, objecting to the
4 approval of demolition of Lytton Savings and advocating for adaptive reuse.
5

6 13. The applicant then developed a new project alternative, Alternative 9, the
7 "Enhanced View Corridor and Additional Underground Parking Alternative," designed
8 by architect Frank Gehry, that became the project proposal considered for approval.
9
10 Alternative 9 continued to call for the demolition of Lytton Savings.

11 14. The Conservancy repeatedly raised concerns throughout the administrative
12 process regarding the proposed project's unlawful demolition of the Lytton Savings
13 building. The city addressed mitigations for the proposed demolition of Lytton Savings,
14 such as a bank relocation feasibility study, relocation of two on-site art works,
15 recordation, and construction salvage, but failed to reasonably and adequately respond
16 to the Conservancy's suggested preservation alternatives.
17
18

19 15. The city published the Final EIR in May 2016 and held public hearings
20 culminating with the City Council's approval of the revised project on November 1 and
21 the filing of the NOD the same day. The city approvals acknowledge that the project
22 would have significant environmental impacts to historical resources, noise, vibration,
23 and traffic, and approved a statement of overriding considerations. The city made
24 findings that preservation alternatives were infeasible, over the objections of the
25 Conservancy and others. The city certified the EIR and approved a master conditional
26 use permit, a density bonus and related incentives, and a site plan.
27
28

16. As recited in the NOD, the approved 8150 Sunset Boulevard project would be a mixed-use development of 229 residential units, including 26 units for very low income households, 65,000 square feet of commercial uses, and 820 parking spaces within four subterranean and semi-subterranean levels.

17. This action is timely filed within 30 days of the filed NOD.

18. The Conservancy has no plain, speedy, and adequate remedy in the ordinary course of law. Issuance of a peremptory writ is needed to avoid immediate, severe, and irreparable harm to Los Angeles residents. The City of Los Angeles has the capacity to correct its violations of law but has failed and refused to do so.

Violations of the California Environmental Quality Act

19. The Conservancy incorporates all previous paragraphs as if fully set forth.

20. The city abused its discretion and failed to act in the manner required by law in approving the 8150 Sunset Boulevard project with demolition of Lytton Savings.

21. The city conceded that demolition of Lytton Savings would have a significant environmental impact to an historic resource but failed to adequately analyze or adopt feasible alternatives that would avoid demolition, including but not limited to preservation alternatives 5 and 6 identified in the CEQA process, or to make findings supported by substantial evidence that a project alternative that does not include demolition of Lytton Savings would be infeasible to accomplish the fundamental project objectives.

22. City findings, including but not limited to the findings regarding the

1 infeasibility of preservation alternatives 5 and 6 or other alternatives for adaptive reuse
2 of Lytton Savings, and findings to support the statement of overriding considerations,
3 are not supported by substantial evidence in the whole of the administrative record and
4 in fact are contrary to facts and analysis in the project EIR.
5

6 23. The EIR failed to adequately respond to comments regarding the feasibility
7 of project alternatives to demolition of Lytton Savings.
8

9 **Wherefore, the Los Angeles Conservancy prays:**

10 1. That the Court issue a peremptory writ of mandate ordering the
11 respondents to set aside and void their approvals relating to the 8150 Sunset Boulevard
12 project, including demolition permits, and to refrain from further consideration of
13 approval pending full compliance with CEQA;
14

15 2. For a temporary stay of any physical actions pursuant to construction or
16 pre-construction of the 8150 Sunset Boulevard project pending issuance of the writ,
17 including interior or exterior pre-demolition and demolition actions;
18

19 3. For costs and attorney fees pursuant to CCP section 1021.5; and
20

21 4. For such other and further relief as the Court finds proper.
22

23 December 1, 2016

BRANDT-HAWLEY LAW GROUP

24 By 
25 _____

26 Susan Brandt-Hawley
27 Attorney for Petitioner
28 Los Angeles Conservancy

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Verification

I, Susan Brandt-Hawley, am an attorney for Petitioner Los Angeles Conservancy whose members are located outside of Sonoma County where I have my law offices, and so I verify this petition on its behalf. I have read this petition and know its contents.

The matters stated in it are true based on my knowledge, except matters that are stated on information and belief, and as to those matters, I believe them to be true.

I declare under penalty of perjury that the above is true and correct to the best of my knowledge and that this declaration is executed on December 1, 2016, at San Francisco, California.



Susan Brandt-Hawley

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Susan Brandt-Hawley SBN 75907 BRANDT-HAWLEY LAW GROUP P.O. Box 1659 Glen Ellen CA 95442 TELEPHONE NO.: 707-938-3900 FAX NO.: 707-938-3200		FOR COURT USE ONLY <div style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">FILED</div> Superior Court of California County of Los Angeles <div style="font-size: 1.2em; font-weight: bold; margin: 10px 0;">DEC 01 2016</div> Sherri R. Carter, Executive Officer/Clerk By: Deputy	
ATTORNEY FOR (Name): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: CITY AND ZIP CODE: Los Angeles CA 90012 BRANCH NAME: Central District		CASE NUMBER: <div style="font-size: 1.5em; font-weight: bold; margin: 10px 0;">BS166487</div> JUDGE: DEPT:	
CASE NAME: Los Angeles Conservancy v. City of Los Angeles, et al.			
CIVIL CASE COVER SHEET <input checked="" type="checkbox"/> Unlimited (Amount demanded exceeds \$25,000) <input type="checkbox"/> Limited (Amount demanded is \$25,000 or less)		Complex Case Designation <input type="checkbox"/> Counter <input type="checkbox"/> Joinder Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)	

Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

Auto Tort <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PI/PD/WD (23) Non-PI/PD/WD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PI/PD/WD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3.740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/Inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re: arbitration award (11) <input checked="" type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)
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2. This case ☐ is ☒ is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- | | |
|--|--|
| a. <input type="checkbox"/> Large number of separately represented parties | d. <input type="checkbox"/> Large number of witnesses |
| b. <input type="checkbox"/> Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e. <input type="checkbox"/> Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c. <input type="checkbox"/> Substantial amount of documentary evidence | f. <input type="checkbox"/> Substantial postjudgment judicial supervision |
3. Remedies sought (check all that apply): a. ☐ monetary b. ☒ nonmonetary; declaratory or injunctive relief c. ☐ punitive
4. Number of causes of action (specify): 1
5. This case ☐ is ☒ is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: December 1, 2016
 Susan Brandt-Hawley

(TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Page 1 of 2

SHORT TITLE: Los Angeles Conservancy v. City of Los Angeles, et al.

CASE NUMBER

BS166487

**CIVIL CASE COVER SHEET ADDENDUM AND
STATEMENT OF LOCATION
(CERTIFICATE OF GROUNDS FOR ASSIGNMENT TO COURTHOUSE LOCATION)**

This form is required pursuant to Local Rule 2.3 in all new civil case filings in the Los Angeles Superior Court.

Step 1: After completing the Civil Case Cover Sheet (Judicial Council form CM-010), find the exact case type in Column A that corresponds to the case type indicated in the Civil Case Cover Sheet.

Step 2: In Column B, check the box for the type of action that best describes the nature of the case.

Step 3: In Column C, circle the number which explains the reason for the court filing location you have chosen.

By Fax

Applicable Reasons for Choosing Court Filing Location (Column C)

1. Class actions must be filed in the Stanley Mosk Courthouse, Central District.
2. Permissive filing in central district.
3. Location where cause of action arose.
4. Mandatory personal injury filing in North District.
5. Location where performance required or defendant resides.
6. Location of property or permanently garaged vehicle.
7. Location where petitioner resides.
8. Location wherein defendant/respondent functions wholly.
9. Location where one or more of the parties reside.
10. Location of Labor Commissioner Office.
11. Mandatory filing location (Hub Cases – unlawful detainer, limited non-collection, limited collection, or personal injury).

	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Auto Tort	Auto (22)	<input type="checkbox"/> A7100 Motor Vehicle - Personal Injury/Property Damage/Wrongful Death	1, 4, 11
	Uninsured Motorist (46)	<input type="checkbox"/> A7110 Personal Injury/Property Damage/Wrongful Death – Uninsured Motorist	1, 4, 11
Other Personal Injury/ Property Damage/ Wrongful Death Tort	Asbestos (04)	<input type="checkbox"/> A6070 Asbestos Property Damage <input type="checkbox"/> A7221 Asbestos - Personal Injury/Wrongful Death	1, 11 1, 11
	Product Liability (24)	<input type="checkbox"/> A7260 Product Liability (not asbestos or toxic/environmental)	1, 4, 11
	Medical Malpractice (45)	<input type="checkbox"/> A7210 Medical Malpractice - Physicians & Surgeons	1, 4, 11
		<input type="checkbox"/> A7240 Other Professional Health Care Malpractice	1, 4, 11
	Other Personal Injury Property Damage Wrongful Death (23)	<input type="checkbox"/> A7250 Premises Liability (e.g., slip and fall) <input type="checkbox"/> A7230 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, vandalism, etc.) <input type="checkbox"/> A7270 Intentional Infliction of Emotional Distress <input type="checkbox"/> A7220 Other Personal Injury/Property Damage/Wrongful Death	1, 4, 11 1, 4, 11 1, 4, 11 1, 4, 11

SHORT TITLE: Los Angeles Conservancy v. City of Los Angeles, et al.	CASE NUMBER
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	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Non-Personal Injury/Property Damage/ Wrongful Death Tort	Business Tort (07)	<input type="checkbox"/> A6029 Other Commercial/Business Tort (not fraud/breach of contract)	1, 2, 3
	Civil Rights (08)	<input type="checkbox"/> A6005 Civil Rights/Discrimination	1, 2, 3
	Defamation (13)	<input type="checkbox"/> A6010 Defamation (slander/libel)	1, 2, 3
	Fraud (16)	<input type="checkbox"/> A6013 Fraud (no contract)	1, 2, 3
	Professional Negligence (25)	<input type="checkbox"/> A6017 Legal Malpractice <input type="checkbox"/> A6050 Other Professional Malpractice (not medical or legal)	1, 2, 3 1, 2, 3
	Other (35)	<input type="checkbox"/> A6025 Other Non-Personal Injury/Property Damage tort	1, 2, 3
Employment	Wrongful Termination (36)	<input type="checkbox"/> A6037 Wrongful Termination	1, 2, 3
	Other Employment (15)	<input type="checkbox"/> A6024 Other Employment Complaint Case <input type="checkbox"/> A6109 Labor Commissioner Appeals	1, 2, 3 10
Contract	Breach of Contract/ Warranty (06) (not insurance)	<input type="checkbox"/> A6004 Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction) <input type="checkbox"/> A6008 Contract/Warranty Breach -Seller Plaintiff (no fraud/negligence) <input type="checkbox"/> A6019 Negligent Breach of Contract/Warranty (no fraud) <input type="checkbox"/> A6028 Other Breach of Contract/Warranty (not fraud or negligence)	2, 5 2, 5 1, 2, 5 1, 2, 5
	Collections (09)	<input type="checkbox"/> A6002 Collections Case-Seller Plaintiff <input type="checkbox"/> A6012 Other Promissory Note/Collections Case <input type="checkbox"/> A6034 Collections Case-Purchased Debt (Charged Off Consumer Debt Purchased on or after January 1, 2014)	5, 6, 11 5, 11 5, 6, 11
	Insurance Coverage (18)	<input type="checkbox"/> A6015 Insurance Coverage (not complex)	1, 2, 5, 8
	Other Contract (37)	<input type="checkbox"/> A6009 Contractual Fraud <input type="checkbox"/> A6031 Tortious Interference <input type="checkbox"/> A6027 Other Contract Dispute(not breach/insurance/fraud/negligence)	1, 2, 3, 5 1, 2, 3, 5 1, 2, 3, 8, 9
	Eminent Domain/Inverse Condemnation (14)	<input type="checkbox"/> A7300 Eminent Domain/Condemnation Number of parcels _____	2, 6
Real Property	Wrongful Eviction (33)	<input type="checkbox"/> A6023 Wrongful Eviction Case	2, 6
	Other Real Property (26)	<input type="checkbox"/> A6018 Mortgage Foreclosure <input type="checkbox"/> A6032 Quiet Title <input type="checkbox"/> A6060 Other Real Property (not eminent domain, landlord/tenant, foreclosure)	2, 6 2, 6 2, 6
	Unlawful Detainer-Commercial (31)	<input type="checkbox"/> A6021 Unlawful Detainer-Commercial (not drugs or wrongful eviction)	6, 11
Unlawful Detainer	Unlawful Detainer-Residential (32)	<input type="checkbox"/> A6020 Unlawful Detainer-Residential (not drugs or wrongful eviction)	6, 11
	Unlawful Detainer- Post-Foreclosure (34)	<input type="checkbox"/> A6020F Unlawful Detainer-Post-Foreclosure	2, 6, 11
	Unlawful Detainer-Drugs (38)	<input type="checkbox"/> A6022 Unlawful Detainer-Drugs	2, 6, 11

SHORT TITLE:

Los Angeles Conservancy v. City of Los Angeles, et al.

CASE NUMBER

	A Civil Case Cover Sheet Category No	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above	
Judicial Review	Asset Forfeiture (05)	<input type="checkbox"/> A6108 Asset Forfeiture Case	2, 3, 6	
	Petition re Arbitration (11)	<input type="checkbox"/> A6115 Petition to Compel/Confirm/Vacate Arbitration	2, 5	
	Writ of Mandate (02)	<input checked="" type="checkbox"/> A6151 Writ - Administrative Mandamus <input type="checkbox"/> A6152 Writ - Mandamus on Limited Court Case Matter <input type="checkbox"/> A6153 Writ - Other Limited Court Case Review	2, 8 2 2	
	Other Judicial Review (39)	<input type="checkbox"/> A6150 Other Writ /Judicial Review	2, 8	
Provisionally Complex Litigation	Antitrust/Trade Regulation (03)	<input type="checkbox"/> A6003 Antitrust/Trade Regulation	1, 2, 8	
	Construction Defect (10)	<input type="checkbox"/> A6007 Construction Defect	1, 2, 3	
	Claims Involving Mass Tort (40)	<input type="checkbox"/> A6006 Claims Involving Mass Tort	1, 2, 8	
	Securities Litigation (28)	<input type="checkbox"/> A6035 Securities Litigation Case	1, 2, 8	
	Toxic Tort Environmental (30)	<input type="checkbox"/> A6036 Toxic Tort/Environmental	1, 2, 3, 8	
	Insurance Coverage Claims from Complex Case (41)	<input type="checkbox"/> A6014 Insurance Coverage/Subrogation (complex case only)	1, 2, 5, 8	
Enforcement of Judgment	Enforcement of Judgment (20)	<input type="checkbox"/> A6141 Sister State Judgment <input type="checkbox"/> A6160 Abstract of Judgment <input type="checkbox"/> A6107 Confession of Judgment (non-domestic relations) <input type="checkbox"/> A6140 Administrative Agency Award (not unpaid taxes) <input type="checkbox"/> A6114 Petition/Certificate for Entry of Judgment on Unpaid Tax <input type="checkbox"/> A6112 Other Enforcement of Judgment Case	2, 5, 11 2, 6 2, 9 2, 8 2, 8 2, 8, 9	
	RICO (27)	<input type="checkbox"/> A6033 Racketeering (RICO) Case	1, 2, 8	
	Miscellaneous Civil Complaints	Other Complaints (Not Specified Above) (42)	<input type="checkbox"/> A6030 Declaratory Relief Only <input type="checkbox"/> A6040 Injunctive Relief Only (not domestic/harassment) <input type="checkbox"/> A6011 Other Commercial Complaint Case (non-tort/non-complex) <input type="checkbox"/> A6000 Other Civil Complaint (non-tort/non-complex)	1, 2, 8 2, 8 1, 2, 8 1, 2, 8
		Partnership Corporation Governance (21)	<input type="checkbox"/> A6113 Partnership and Corporate Governance Case	2, 8
		Miscellaneous Civil Petitions	Other Petitions (Not Specified Above) (43)	<input type="checkbox"/> A6121 Civil Harassment <input type="checkbox"/> A6123 Workplace Harassment <input type="checkbox"/> A6124 Elder/Dependent Adult Abuse Case <input type="checkbox"/> A6190 Election Contest <input type="checkbox"/> A6110 Petition for Change of Name/Change of Gender <input type="checkbox"/> A6170 Petition for Relief from Late Claim Law <input type="checkbox"/> A6100 Other Civil Petition

SHORT TITLE: Los Angeles Conservancy v. City of Los Angeles, et al.	CASE NUMBER
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Step 4: Statement of Reason and Address: Check the appropriate boxes for the numbers shown under Column C for the type of action that you have selected. Enter the address which is the basis for the filing location, including zip code. (No address required for class action cases).

REASON: <input type="checkbox"/> 1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input checked="" type="checkbox"/> 9. <input type="checkbox"/> 10. <input type="checkbox"/> 11.			ADDRESS: 200 North Spring Street
CITY: Los Angeles	STATE: CA	ZIP CODE: 90012	

Step 5: Certification of Assignment: I certify that this case is properly filed in the Central District of the Superior Court of California, County of Los Angeles [Code Civ. Proc., §392 et seq., and Local Rule 2.3(a)(1)(E)].

Dated: December 1, 2016

(SIGNATURE OF ATTORNEY/FILING PARTY)

PLEASE HAVE THE FOLLOWING ITEMS COMPLETED AND READY TO BE FILED IN ORDER TO PROPERLY COMMENCE YOUR NEW COURT CASE:

1. Original Complaint or Petition.
2. If filing a Complaint, a completed Summons form for issuance by the Clerk.
3. Civil Case Cover Sheet, Judicial Council form CM-010.
4. Civil Case Cover Sheet Addendum and Statement of Location form, LACIV 109, LASC Approved 03-04 (Rev. 02/16).
5. Payment in full of the filing fee, unless there is court order for waiver, partial or scheduled payments.
6. A signed order appointing the Guardian ad Litem, Judicial Council form CIV-010, if the plaintiff or petitioner is a minor under 18 years of age will be required by Court in order to issue a summons.
7. Additional copies of documents to be conformed by the Clerk. Copies of the cover sheet and this addendum must be served along with the summons and complaint, or other initiating pleading in the case.

9103-10-03-16