



CITY OF BURBANK  
OFFICE OF CITY CLERK  
MEMORANDUM

DATE: October 18, 2023

TO: Mariela Trevino, Litigation Paralegal

FROM: Xiomara Gamez, Administrative Analyst II

*XG*

SUBJECT: **Stanley Mosk Courthouse**

**111 N. Hill Street**

**Los Angeles, CA 90012**

**Case No. 23STCP03836**

**Friends of the Equestrian Bridge v. City of Burbank, a municipal corporation; Butterfly Gardens, LLC, a limited liability company; DOES 1-25**

Transmitted for your further handling is the above Summons, which was hand delivered to this office on this date October 18, 2023.

/Attachments

**SUMMONS  
(CITACION JUDICIAL)**

**NOTICE TO DEFENDANT:  
(AVISO AL DEMANDADO):**

CITY OF BURBANK, a municipal corporation; BUTTERFLY GARDENS, LLC, a limited liability company; DOES 1-25

**YOU ARE BEING SUED BY PLAINTIFF:  
(LO ESTÁ DEMANDANDO EL DEMANDANTE):**

FRIENDS OF THE EQUESTRIAN BRIDGE

Electronically FILED by  
Superior Court of California,  
County of Los Angeles  
10/18/2023 10:23 AM  
David W. Slayton,  
Executive Officer/Clerk of Court,  
By R. Perez, Deputy Clerk

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

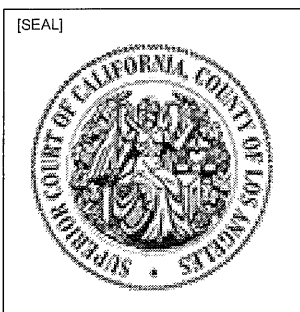
The name and address of the court is:  
(El nombre y dirección de la corte es): Stanley Mosk Courthouse  
111 N. Hill Street  
Los Angeles, CA 90012

CASE NUMBER:  
(Número del Caso):  
**23STCP03836**

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:  
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):  
Jamie T. Hall-Channel Law Group-8383 Wilshire Blvd, Suite 750, Beverly Hills, CA 90211;(310)982-1760  
David W. Slayton, Executive Officer/Clerk of Court

DATE: 10/18/2023 Clerk, by \_\_\_\_\_, Deputy  
(Fecha) (Secretario) **R. Perez** (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)  
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



**NOTICE TO THE PERSON SERVED:** You are served

- as an individual defendant.
- as the person sued under the fictitious name of (specify):
- on behalf of (specify): **CITY OF BURBANK**  
under:  CCP 416.10 (corporation)  CCP 416.60 (minor)  
 CCP 416.20 (defunct corporation)  CCP 416.70 (conservatee)  
 CCP 416.40 (association or partnership)  CCP 416.90 (authorized person)  
 other (specify):
- by personal delivery on (date):

1 JAMIE T. HALL (Bar No. 240183)  
2 GREGORY T. WITTMANN (Bar No. 296143)  
3 CHANNEL LAW GROUP, LLP  
4 8383 Wilshire Blvd., Suite 750  
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6 Telephone: (310) 982-1760  
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8 Jamie.Hall@ChannelLawGroup.com

Electronically FILED by  
Superior Court of California,  
County of Los Angeles  
10/18/2023 10:23 AM  
David W. Slayton,  
Executive Officer/Clerk of Court,  
By R. Perez, Deputy Clerk

6 Attorneys for Petitioner,  
7 FRIENDS OF THE EQUESTRIAN BRIDGE

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 COUNTY OF LOS ANGELES

11 FRIENDS OF THE EQUESTRIAN  
12 BRIDGE;

13 *Petitioner,*

14 vs.

15 CITY OF BURBANK, a municipal  
16 corporation;

17 *Respondent.*

18 BUTTERFLY GARDENS, LLC, a limited  
19 liability company; DOES 1-25

20 *Real Parties in Interest.*

Case No. 23STCP03836

**VERIFIED PETITION FOR WRIT OF  
MANDATE**

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**PARTIES**

6. Petitioner, Friends of the Equestrian Bridge is a not for profit organization whose purpose is, among other things, promote the welfare of the residents and equestrians that utilize the equestrian facilities located in the Rancho neighborhoods of the City of Burbank, City of Glendale and City of Los Angeles by advocating for environmentally responsible and legally compliant projects. Petitioner and its respective members have a direct and substantial beneficial interest in ensuring that Respondent complies with laws relating to environmental protection. Petitioner and its respective members are adversely affected by Respondents' failure to comply with state and local law in approving the Project. Petitioner has standing to assert the claims raised in this Petition because Petitioner and its members' aesthetic and environmental interests are directly and adversely affected by Respondent's' approval of the Project.

7. Respondent, City of Burbank, is a city incorporated under the laws of the State of California and the County of Los Angeles.

8. Real Party in Interest, BUTTERFLY GARDENS, LLC ("Real Party") is the applicant and developer of the Project. Petitioner is ignorant of the true names and capacities of additional Real Parties sued herein as DOES 1-25, inclusive, and therefore sues these Real Parties by such fictitious names. Petitioner will amend this Petition to allege the true names and capacities of fictitiously named Real Parties in Interest. Petitioner is informed and believes and thereon alleges that each Respondent designated herein as a DOE has some responsibility for the events and happenings alleged in this Petition.

**JURISDICTION AND VENUE**

9. This Court has jurisdiction over the writ action under section 1094.5 of the Code of Civil Procedure.

10. This Court also has jurisdiction over the writ action under section 1085 of the Code of Civil Procedure.

11. Venue for this action properly lies in the Los Angeles County Superior Court because Respondent and the Project are in Los Angeles County pursuant to Code of Civil Procedure § 393 and § 394.

1 FACTUAL BACKGROUND

2 12. The Project is a 23-unit, three-story (over 42 feet) townhome development consisting  
3 of 6 buildings and 76 bedrooms on a 1.01-acre site located at 910 South Mariposa Street. It was  
4 submitted to the City as a Senate Bill (SB) 35 Residential Streamlined Ministerial Approval Process  
5 Application pursuant to SB 35 (Government Code Section 65913.4) and subject to the corresponding  
6 requirements in Burbank Municipal Code (BMC) Title 10, Chapter 1 (Zoning), Article 19 (Zoning  
7 Procedures and Amendments), Division 12 (Streamlined Ministerial Approval Process).

8 13. Applications that are eligible for streamlined review pursuant to SB 35 and that  
9 comply with the City's objective design and development standards (i.e., zoning, general plan, and  
10 subdivision standards) do not require any discretionary permit (such as a conditional use permit or  
11 development review) and are not subject to environmental review pursuant to the California  
12 Environmental Quality Act (CEQA).

13 14. The 1.01-acre Project site is located at 910 South Mariposa Street, in the M-1  
14 (Limited Industrial) Zone and has a *Burbank2035* General Plan Land Use designation of Rancho  
15 Commercial. Prior to approval of the Project, the site was developed with commercial stables  
16 consisting of one-story open barn structures, sheds, and open corrals, all of which have now been  
17 demolished to accommodate the new residential housing development.

18 15. The proposed Project includes six, three-story residential structures for sale  
19 containing a total of 23 townhome units ranging in size from 1,329 square feet to 2,030 square  
20 feet with heights of over 42 feet. There are 44 enclosed parking spaces and two open guest  
21 parking spaces; private open space in the form of patios, upper-level decks and/or roof decks for  
22 all units; 967 square feet of common programmed open space located at the northwest corner of  
23 the site, with 2,890 square feet additional landscape open space scattered throughout the site; and  
24 a 37-foot long by 144-foot wide public dedication along South Mariposa Street, portions of  
25 which will be developed as part of a street widening. The Project also includes a Vesting  
26 Tentative Tract Map (No. 84060) application to facilitate the creation of condominium units.

27 16. On October 27, 2022, Real Party in Interest, Butterfly Gardens, LLC., submitted a  
28 Notice of Intent ("NOI") to Submit a Streamlined Ministerial and Eligibility Checklist

1 application. The City notified the Native American Tribes that are traditionally and culturally  
2 affiliated with the geographic area of the proposed Project on November 7, 2022, in compliance  
3 with AB 1682. The City initiated consultation with two Native American Tribes: Fernandeño  
4 Tataviam Band of Mission Indians (Tataviams) on December 12, 2022, and the Gabrieleno Band  
5 of Mission Indians-Kizh Nation on December 16, 2022. On March 13, 2023, the City finalized  
6 an enforceable agreement with the Fernandeño Tataviam Band of Mission Indians and an  
7 enforceable agreement was finalized with the Gabrieleno Band of Mission Indians-Kizh Nation  
8 on March 31, 2023.

9 17. On December 13, 2022, Council adopted a Resolution that affirmed the  
10 Community Development Director's determination that the Project site met the site eligibility  
11 requirements for an SB 35 Project. On April 19, 2023, following the finalization of the  
12 enforceable agreements, the City sent a letter to the Applicant confirming the application was  
13 eligible for SB 35 streamlined ministerial processing.

14 18. On April 25, 2023, the City received the SB 35 application from the Project  
15 Applicant. Staff found that the application was incomplete, and on June 7, 2023, sent a letter to  
16 the Project Applicant confirming the project application was deemed incomplete. On June 16,  
17 2023, the Project Applicant resubmitted the SB 35 application, which addressed staff's  
18 comments. Upon further review by staff, the Project's SB 35 application was deemed complete  
19 on July 13, 2023.

20 19. The Project site is zoned M-1 (Limited Industrial) and is subject to all M-1 Zone  
21 objective design review and development standards. These standards include but are not limited  
22 to objective criteria pertaining to maximum residential density, building height with concessions,  
23 open space, building setbacks, landscaping, and required on-site parking.

24 20. State law defines objective standards as "standards that involve no personal or  
25 subjective judgment by a public official and are uniformly verifiable by reference to an external  
26 and uniform benchmark or criterion available and knowable by both the development Applicant  
27 or proponent and the public official before submittal." Objective standards applicable to the  
28 Project can be found in the Burbank2035 General Plan, and the City's objective design review

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1 and development standards contained in the BMC and other Council-adopted fees, rules and  
2 regulations.

3 21. The objective standards, inclusive of relevant standards in addition to the M-I  
4 Industrial Zone, applied to the Project were limited to standards found in the Burbank2035  
5 General Plan (the General Plan), BMC, and other adopted City rules and regulations governing  
6 similar types of land development.

7 22. The City Council considered the Project at its July 25, 2023 meeting at which  
8 public comment was received. Petitioner and other interested parties objected to the approval of  
9 the Project and raised each of the deficiencies identified herein.

10  
11 **FIRST CAUSE OF ACTION**

12 **(VIOLATION OF LOCAL AND STATE LAW)**

13 **(Code of Civ. Proc., § 1094.5 and/or 1085)**

14  
15 23. Petitioner re-alleges and incorporates by reference the preceding paragraphs of  
16 this Petition.

17 The Project Site Provides Value as Habitat for Protected Species

18 24. SB 35 contains various environmental standards which disqualify certain parcels  
19 from streamlined approval. Notably, SB 35 requires that a development proposed under the law  
20 satisfy the requirement of Government Code Section 65913.4(a)(6)(J), that the site not be located  
21 on any parcel that is:

22 **Habitat for protected species** identified as candidate, sensitive, or species of  
23 special status by state or federal agencies, fully protected species, or species protected by  
24 the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California  
25 Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of  
the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing  
with Section 1900) of Division 2 of the Fish and Game Code).

26  
27 25. The parcel in question is located less than 100 feet from the Los Angeles River  
28 and abuts Griffith Park, designated open space in the City of Los Angeles. Both the Los Angeles



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1 River and Griffith Park are known to provide habitat for numerous protected and sensitive  
 2 species. Real Party submitted inadequate documentation to substantiate that the parcel meets the  
 3 environmental standards necessary to qualify the Project for SB 35. The applicant merely  
 4 submitted an undated USFWS map showing known locations of “Critical Habitat for Threatened  
 5 & Endangered Species.” However, SB 35 covers more than just “threatened and endangered  
 6 species.” It includes “candidate, sensitive, or species of special status,” a much broader list of  
 7 species. The California Fish and Wildlife maintains a list of “sensitive species.” For perspective,  
 8 the City of Los Angeles requires, at a minimum, that a Qualified Biologist complete a  
 9 “Biologist’s Statement of Habitat” in order for a Project to be considered under SB 35. No such  
 10 documentation was provided by Real Party in this case to demonstrate that the Project does not  
 11 contain such habitat. Even the City of Los Angeles has concluded that the adjoining property  
 12 (part of Griffith Park) needs biological review in order to determine eligibility. It should also be  
 13 emphasized that habitat does not need the *current* presence of a protected species to qualify as  
 14 “habitat” for said species. The question is whether the parcel in question contains the resources  
 15 and conditions necessary to functionally support one or more life processes of the identified  
 16 protected species. The project site’s close proximity to both officially designated Open Space  
 17 and the Los Angeles River provides a strong indication that it may indeed provide such “habitat.”  
 18 A screenshot from the City of Los Angeles’ Eligibility checklist for the adjoining Griffith Park  
 19 property is shown below.

20 Screenshot from SB 35 Eligibility Checklist for Adjoining Property

21 10. <b>Habitat for protected species</b> identified as candidate, sensitive, or species of special status by state or federal agencies, 22 fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), 23 the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	Bio Review Needed
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24 26. The Resource Conservation District of the Santa Monica Mountains has  
 25 documented the presence of one Mexican Elderberry that has a trunk that is located on the  
 26 property line as shown below:  
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 28

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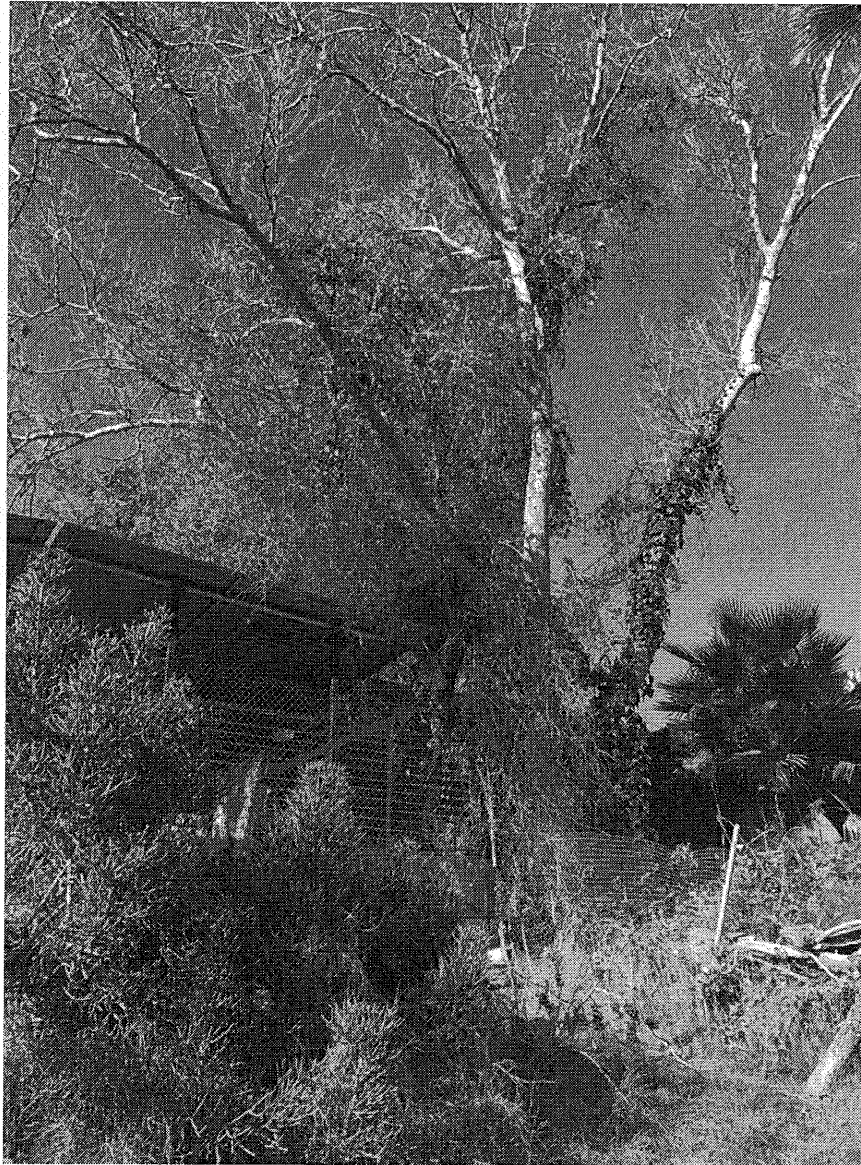


Figure 1a. Massive elderberry at northeastern corner of subject property (red arrow), December 2022.



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1           28.     The California Department of Fish and Wildlife (“CDFW”) maintains a “Special  
 2 Animals List” and has ranked the San Diegan legless lizard with a state rank of S3. This is  
 3 defined as “Vulnerable – At moderate risk of extirpation in the state due to a fairly restricted  
 4 range, relatively few populations or occurrences, recent and widespread declines, threats, or  
 5 other factors.” CDFW has also designated the lizard as a Species of Special Concern” (“SSC”).  
 6 A screenshot from the Special Animals List for this species is shown below.

Special Animals List – October 2023

Scientific Name	Common Name	Comments	Global Rank	State Rank	ESA	CESA	Other Status	Records in CNDDDB?	End Notes?
<i>Anniella stebbinsi</i>	Southern California legless lizard		G3	S3	None	None	CDFW:SSC USFS:S	Yes	Yes

7  
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 9  
 10           29.     There is no substantial evidence in the record that would allow a reasonable  
 11 person to conclude that the Project does not provide habitat for sensitive species. This is because  
 12 there is no biological analysis on file and the only information in the record submitted by the  
 13 Real Party consists of a map that purports to show “Critical Habitat for Threatened &  
 14 Endangered Species.” As explained above, however, habitat value for *sensitive* species should  
 15 have been evaluated. Both the Real Party and the City failed to do any meaningful analysis. The  
 16 only site-specific analysis in the record conducted by the Senior Conservation Biologist of the  
 17 Resource Conservation District demonstrates that the area in question “contains habitat for  
 18 sensitive species, including San Diegan legless lizard (*Anniella stebbinsi*).”

19           The Project Site is Not Adjoined by Urban Uses on 75 Percent of Its Perimeter

20           30.     SB 35 requires that a site shall satisfy the following criterion in Government Code  
 21 section 65913.4(a)(2)(B): “A site in which at least 75 percent of the perimeter of the site adjoins  
 22 parcels that are developed with urban uses. For the purposes of this section, parcels that are only  
 23 separated by a street or highway shall be considered to be adjoined.”

24           31.     Government Code section 65913.4(k)(12) defines “urban uses” as “any current or  
 25 former residential, commercial, public institutional, transit or transportation passenger facility, or  
 26 retail use, or any combination of those uses.”

27           32.     The northern boundary of the site, comprising 38.1 of the perimeter, abuts  
 28 property in the City of Burbank in the M-1 (Light Industrial) Zone and occupied by a business

1 describing itself on business registration forms and tax forms as an “industrial” use. The business  
2 described itself in registration forms as: “Applied Invention, AI for short, is a multi-disciplinary  
3 innovation company that designs, builds, and develops technology solutions in partnership with  
4 leading companies and entrepreneurs. We are an interdisciplinary group of engineers, scientists,  
5 and artists, with skills in electronics, mechanics, physics, biology, mathematics, software  
6 development, systems engineering and industrial design. Our projects range from biotechnology,  
7 computer vision, database software, data analytics, high performance computing, medical  
8 devices, robotics and generally complex systems.”

9 33. The City’s Staff Report described the use abutting the northern boundary as a  
10 commercial use based only on an aerial photograph depicting structures and a parking lot. The  
11 Staff Report provided no basis from which to extrapolate the use of the property from the aerial  
12 photograph.

13 34. At the July 25, 2023 public hearing, City Staff represented to the City Council  
14 that the use to the north was a “corporate office” providing “IT consulting services.”

15 35. An examination of the Applied Invention website ([www.appliedinvention.com](http://www.appliedinvention.com))  
16 reveals it does not provide IT consulting services but rather develops computing and robotics  
17 patents.

18 36. Moreover, the mere fact that a property contains a corporate office does not  
19 render it a “commercial” use. All business have an office area of the property to answer phones,  
20 check mail, etc.

21 37. The Resolution approving the Project further described the abutting site as a “light  
22 industrial” use.

23 38. The eastern boundary of the site, comprising 18 percent of the perimeter, abuts  
24 Griffith Park, specifically the Los Angeles Equestrian Center.

25 39. Griffith Park and the equestrian uses are designated as “recreational” uses  
26 according to the LAMC and tax registration forms.

1           40.     The City claimed the Los Angeles Equestrian Center was a “commercial” use  
 2 because it had 500 horse stalls and featured an event space. The Staff Report described the Los  
 3 Angeles Equestrian Center as a “retail” use.

4           41.     The City therefore failed to support its determination that the abutting uses were  
 5 “urban uses” with substantial evidence.

6                           The Project is Not Consistent with Objective Zoning Standards

7           42.     Government Code section 65913.4(a)(5) further requires that an eligible  
 8 development shall be “consistent with objective zoning standards[.]” The Project is not  
 9 consistent with objective standards in the Burbank Municipal Code.

10   *Air Conditioners in Front Yard*

11           43.     Burbank Municipal Code section 10-1-1201 requires that front yards shall remain  
 12 open and unobstructed except for limited permitted projections. Air conditioners are not  
 13 permitted to encroach within a required Front Yard per Burbank Municipal Code section 10-1-  
 14 1211(I).

15           44.     The City Council did not grant relief from front yard standards or for permitted  
 16 projections within a front yard.

17           45.     Exhibit E to the City Council approval is the Project Plans. Exhibit E depicts an  
 18 average 9.5-foot Front Yard, with all of the air conditioning units located within the required  
 19 Front Yard.

20           46.     The City imposed Condition 82, which requires that all air conditioning units  
 21 within required front yards shall be screened. Screening does not comply with Burbank  
 22 Municipal Code section 10-1-1201, which simply does not permit the air conditioning units at  
 23 all.

24   *Averaging of Front Yard Setback*

25           47.     The Project does not comply with the average front yard setback required by  
 26 Burbank Municipal Code section 10-1-806(C), in this case a 9.5-foot averaged front yard  
 27 setback.

28           48.     The City Council did not grant relief from front yard standards.



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*Setback from Adjacent Horse Corrals*

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2           58.     The Project fails to comply with Burbank Municipal Code section 10-1-1810  
3 because it does not provide the required setback between residences and horse stables. Section  
4 10-1-1810(9) requires the relocation of horse stables within one year of the addition of any  
5 building for human habitation within 20 feet of the stables. Moreover, the standards for the R1-H  
6 Zone would apply to residential uses authorized in the M-1 Zone, therefore requiring a setback of  
7 at least 10 feet from equestrian uses.

8           59.     The adjacent stables are a legal commercial horse stable with proper building  
9 permits and current business licenses.

10          60.     The Site Plan depicts a total of nine townhouses orienting their front doors and  
11 bedroom windows onto the adjacent horse corral to the south of the Property with a setback of  
12 just 7.5 feet from the corrals instead of the 20-foot separation required by Section 10-1-1810 or  
13 the 10-foot separation required by the R1-H Zone.

14          61.     The Project therefore conflicts with objective zoning standards because it  
15 introduces habitable buildings less than 20 feet from horse stables, requiring the termination of  
16 an adjacent use and violating the separation standards applicable on the property.

17          62.     The City erred by asserting that the 10-foot setback requirement did not apply  
18 within the M1 Zone. The Consistency Table recognized that standards codified in other sections  
19 of the Burbank Municipal Code could apply to the property, including those applicable in the  
20 Airport Zone and for Commercial Boarding Stables.

21          63.     Therefore, the Project does not comply with applicable objective zoning standards  
22 and it is not eligible for SB 35 ministerial approval.

Specific Adverse Impact

24          64.     The City erred and abused its discretion by not finding that the Project would  
25 result in a unmitigable specific adverse impact, and therefore denying the Project, pursuant to  
26 Government Code section 65913.4(g)(3)(B).

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1           65.     The Project proposes nine townhouses that have their front doors, entry ways and  
2 windows with a setback of just 7.5 feet from adjacent property improved with horse corrals and  
3 stables, far less than the 20 feet required by Burbank Municipal Code section 10-1-1810(9).

4           66.     One member of the public who is an owner of the adjacent corral and stables  
5 noted that “the flies, the dust, and all of the horses” are going to be located within feet of the  
6 entrances and bedroom windows of the buildings.

7           67.     Placing residences within feet of equestrian uses, and therefore exposing its  
8 residents to the stench of manure and the diseases transmissible by swarms of flies, constitutes a  
9 specific, adverse impact on public health and safety. The City Council therefore erred by failing  
10 to make findings to deny the Project.

11           68.     The City also violated local law when it approved and processed the application  
12 subject to Burbank Municipal Code (BMC) Title 10, Chapter 1 (Zoning), Article 19 (Zoning  
13 Procedures and Amendments), Division 12 (Streamlined Ministerial Approval Process). As  
14 explained above, the Process was not eligible for SB 35 and therefore the City necessarily violated  
15 local law when it approved the Project. Multiple additional entitlements would be required for the  
16 Project absent SB 35.

17           69.     As a result of the foregoing defects, Respondent prejudicially abused its discretion  
18 by failing to proceed in the manner required by law. Accordingly, Respondent’s actions must be  
19 set aside.

20                                   **NOTICE OF COMMENCEMENT OF PROCEEDING**

21           70.     On October 18, 2023, prior to filing this Petition, Petitioner, through its counsel,  
22 served the City with notice of Petitioner’s intention to immediately commence a proceeding  
23 against Respondent for violation of local and state law in connection with the Project. A copy of  
24 the letter providing such notice is attached to this Petition as **Exhibit A** and is incorporated  
25 herein by this reference.

26           71.     On October 18, 2023, Petitioner, through its counsel, served the California  
27 Attorney General with notice of the commencement of this lawsuit, together with a true and  
28 correct copy of this Petition. A copy of such notice (without the copy of this Petition attached to

1 such notice), is attached to this Petition as **Exhibit B** and is incorporated herein by this reference.  
2 Such notice satisfies Petitioner’s duties under California Code of Civil Procedure, section 388.

3 **PREPARATION OF THE RECORD**

4 72. Pursuant to Local Rule 3.231(g), Petitioner elects to prepare the record of  
5 proceedings in this action. Concurrently with this Petition, Petitioner is filing a notice of its  
6 election to prepare the administrative record. A copy of that election is attached as **Exhibit C**.

7 **PRAYER FOR RELIEF**

8 WHEREFORE, Petitioner prays for relief as follows:

- 9 1. For alternative and peremptory writs of mandate, commanding Respondent to
  - 10 a. Vacate and set aside approvals of the Project, including, but not limited to
  - 11 Resolution No. 23-29451 adopted by the City of Burbank.
  - 12 b. Suspend any and all activity pursuant to Respondent’s approval of the
  - 13 Project that could result in an adverse change or alteration to the physical
  - 14 environment until Respondent has complied with all applicable state and
  - 15 local laws, policies, ordinances and regulations as are directed by this Court.
- 16 2. For a stay, temporary restraining order, preliminary injunctions, and permanent
- 17 injunctions prohibiting any actions by Respondent until Respondent has complied with all
- 18 applicable state, federal and local laws.
- 19 3. For costs of the suit.
- 20 4. For attorneys’ fees pursuant to Code of Civil Procedure section 1021.5 and
- 21 5. For such other and further relief as the Court deems just and proper.

22  
23  
24 Dated: October 18, 2023

By:   
\_\_\_\_\_  
Jamie T. Hall  
CHANNEL LAW GROUP, LLP  
Attorney for Petitioner

Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211


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**VERIFICATION**

I am a member of Friends of the Equestrian Bridge and I am authorized to execute this verification on behalf of petitioner. I have read the foregoing Petition for Writ of Mandate and am familiar with its contents. The facts recited in the petition are true and of my personal knowledge.

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

Dated: October 18, 2023

By:   
Darcy Conkle

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EXHIBIT LIST

<u>Exhibit No.</u>	<u>Exhibit</u>
A.	Notice of Intent to File Petition
B	Notice to California Attorney General
C	Notice of Election to Prepare the Administrative Record

Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211

Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211

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# Exhibit A

Channel Law Group, LLP

8383 Wilshire Blvd.  
Suite 750  
Beverly Hills, CA 90211

JULIAN K. QUATTLEBAUM, III  
JAMIE T. HALL \*  
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760  
jamie.hall@channellawgroup.com

\*ALSO Admitted in Texas

October 18, 2023

**VIA ELECTRONIC AND U.S. MAIL**

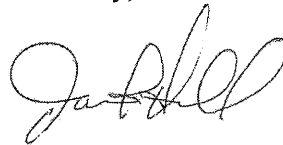
Burbank City Hall  
275 E. Olive Avenue, 1st Floor,  
Burbank, CA 91502  
[cityclerks@burbankca.gov](mailto:cityclerks@burbankca.gov)

**Re: Notice of Intent to Commence CEQA Action and Proceeding; SB 35 Development Project Located at 910 South Mariposa Street in the City of Burbank**

Dear City of Burbank:

**PLEASE TAKE NOTICE** that Petitioner, Friends of the Equestrian Bridge ("Petitioner"), intends to immediately file a Petition for Writ of Mandate ("Petition") against the City of Burbank ("City" or "Respondent"). The Petition will be filed in Los Angeles County Superior Court and will allege, inter alia, that the City failed to comply with local and state law when it approved the development project located at 910S. Mariposa ("Project") as an SB 35 project. Among other things, Petitioner contends that the Project is not subject to SB 35 because the project site provides habitat for sensitive species. The Petition will request that the court direct the City to vacate and rescind any project approvals. The Petition will seek Petitioner's cost and attorneys' fees.

Sincerely,



Jamie T. Hall  
*Attorney for Petitioner*

Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211

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# Exhibit B

Channel Law Group, LLP

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8383 Wilshire Blvd.  
Suite 750  
Beverly Hills, CA 90211

Main Line: (310) 347-0050  
Fax: (323) 723-3960

JULIAN K. QUATTLEBAUM, III  
JAMIE T. HALL \*  
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760  
jamie.hall@channellawgroup.com

---

\*ALSO Admitted in Texas

October 18, 2023

*By U.S. Mail*

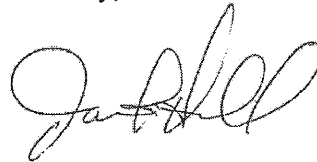
Office of the Attorney General  
1300 "I" Street Suite 125  
Sacramento, CA 94244-2550

**Re: Challenge to Approval of SB 35 Development Project Located at 910 South Mariposa Street in the City of Burbank; *Friends of the Equestrian Bridge v. City of Burbank***

Honorable Attorney General Bonta:

PLEASE TAKE NOTICE, under Code of Civil Procedure Section §388, that on October 18, 2023, Friends of the Equestrian Bridge, filed a verified petition for writ of mandate against the City of Burbank ("Respondent" or "City") in the Los Angeles County Superior Court. The petition alleges, among other things, that the City failed to comply with local and state law when it approved the development project located at 910S. Mariposa ("Project") as an SB 35 project. Among other things, Petitioner contends that the Project is not subject to SB 35 because the project site provides habitat for sensitive species. Please call if you have any questions.

Sincerely,



Jamie T. Hall

Enclosure: Petition for Writ of Mandate



Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211

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# Exhibit C

1 JAMIE T. HALL (Bar No. 240183)  
GREGORY T. WITTMANN (Bar No. 296143)  
2 CHANNEL LAW GROUP, LLP  
8383 Wilshire Blvd., Suite 750  
3 Beverly Hills, CA 90211  
4 Telephone: (310) 982-1760  
[jamie.hall@channellawgroup.com](mailto:jamie.hall@channellawgroup.com)

5 Attorneys for Petitioner,  
6 GUARDIANS OF THE PINES

7  
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **COUNTY OF LOS ANGELES**

10 FRIENDS OF THE EQUESTRIAN BRIDGE;

Case No.

11  
12 Petitioner,

**PETITIONER'S NOTICE OF ELECTION  
TO PREPARE THE ADMINISTRATIVE  
RECORD**

13 vs.

14 CITY OF BURBANK, a municipal  
corporation;

15  
16 Respondent.

17  
18 BUTTERFLY GARDENS, LLC, a limited liability  
company; DOES 1-25

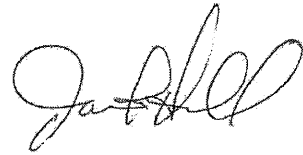
19  
20 Real Parties in Interest.  
21

Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211

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Pursuant to Local Rule 3.231(g), FRIENDS OF THE EQUESTRIAN BRIDGE  
("Petitioner") hereby elects to prepare the administrative record and the record of proceedings in  
connection with this action.

Dated: October 18, 2023



By: \_\_\_\_\_  
Jamie T. Hall  
CHANNEL LAW GROUP, LLP  
*Attorneys for Petitioner*

Channel Law Group, LLP  
8383 Wilshire Blvd., Suite 750  
Beverly Hills, CA 90211

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Jamie T. Hall (SBN: 240183) Channel Law Group, LLP 8383 Wilshire Blvd., Suite 750 Beverly Hills, CA 90211 TELEPHONE NO.: 310.982.1760      FAX NO.: 323.723.3960 ATTORNEY FOR (Name): Friends of the Equestrian Bridge		Electronically FILED by Superior Court of California, County of Los Angeles 10/18/2023 10:23 AM David W. Slayton, Executive Officer/Clerk of Court, By R. Perez, Deputy Clerk
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 111 N. Hill Street MAILING ADDRESS: 111 N. Hill Street CITY AND ZIP CODE: Los Angeles, CA 90012 BRANCH NAME: Stanley Mosk		
CASE NAME: Friends of the Equestrian Bridge v. City of Burbank		
<b>CIVIL CASE COVER SHEET</b> <input checked="" type="checkbox"/> <b>Unlimited</b> (Amount demanded exceeds \$25,000)	<input type="checkbox"/> <b>Limited</b> (Amount demanded is \$25,000 or less)	<b>Complex Case Designation</b> <input type="checkbox"/> <b>Counter</b> <input type="checkbox"/> <b>Joinder</b> Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)
		CASE NUMBER: <span style="font-size: 1.2em;">23STCP03836</span>
		JUDGE: DEPT:

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:

<b>Auto Tort</b> <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) <b>Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort</b> <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) <b>Non-PI/PD/WD (Other) Tort</b> <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) <b>Employment</b> <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	<b>Contract</b> <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) <b>Real Property</b> <input type="checkbox"/> Eminent domain/Inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) <b>Unlawful Detainer</b> <input type="checkbox"/> Commercial (31) <input type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) <b>Judicial Review</b> <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)	<b>Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403)</b> <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) <b>Enforcement of Judgment</b> <input type="checkbox"/> Enforcement of judgment (20) <b>Miscellaneous Civil Complaint</b> <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) <b>Miscellaneous Civil Petition</b> <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)
--	---	--

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): **One**

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: October 18, 2023  
 Jamie T. Hall

(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.

## INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

**To Plaintiffs and Others Filing First Papers.** If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

**To Parties in Rule 3.740 Collections Cases.** A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

**To Parties in Complex Cases.** In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

## CASE TYPES AND EXAMPLES

**Auto Tort**

Auto (22)—Personal Injury/Property Damage/Wrongful Death  
Uninsured Motorist (46) (*if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto*)

**Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort**

Asbestos (04)  
Asbestos Property Damage  
Asbestos Personal Injury/Wrongful Death  
Product Liability (*not asbestos or toxic/environmental*) (24)  
Medical Malpractice (45)  
Medical Malpractice—Physicians & Surgeons  
Other Professional Health Care Malpractice  
Other PI/PD/WD (23)  
Premises Liability (e.g., slip and fall)  
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)  
Intentional Infliction of Emotional Distress  
Negligent Infliction of Emotional Distress  
Other PI/PD/WD

**Non-PI/PD/WD (Other) Tort**

Business Tort/Unfair Business Practice (07)  
Civil Rights (e.g., discrimination, false arrest) (*not civil harassment*) (08)  
Defamation (e.g., slander, libel) (13)  
Fraud (16)  
Intellectual Property (19)  
Professional Negligence (25)  
Legal Malpractice  
Other Professional Malpractice (*not medical or legal*)  
Other Non-PI/PD/WD Tort (35)

**Employment**

Wrongful Termination (36)  
Other Employment (15)

**Contract**

Breach of Contract/Warranty (06)  
Breach of Rental/Lease  
Contract (*not unlawful detainer or wrongful eviction*)  
Contract/Warranty Breach—Seller Plaintiff (*not fraud or negligence*)  
Negligent Breach of Contract/Warranty  
Other Breach of Contract/Warranty  
Collections (e.g., money owed, open book accounts) (09)  
Collection Case—Seller Plaintiff  
Other Promissory Note/Collections Case  
Insurance Coverage (*not provisionally complex*) (18)  
Auto Subrogation  
Other Coverage  
Other Contract (37)  
Contractual Fraud  
Other Contract Dispute

**Real Property**

Eminent Domain/Inverse Condemnation (14)  
Wrongful Eviction (33)  
Other Real Property (e.g., quiet title) (26)  
Writ of Possession of Real Property  
Mortgage Foreclosure  
Quiet Title  
Other Real Property (*not eminent domain, landlord/tenant, or foreclosure*)

**Unlawful Detainer**

Commercial (31)  
Residential (32)  
Drugs (38) (*if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential*)

**Judicial Review**

Asset Forfeiture (05)  
Petition Re: Arbitration Award (11)  
Writ of Mandate (02)  
Writ—Administrative Mandamus  
Writ—Mandamus on Limited Court Case Matter  
Writ—Other Limited Court Case Review  
Other Judicial Review (39)  
Review of Health Officer Order  
Notice of Appeal—Labor  
Commissioner Appeals

**Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)**

Antitrust/Trade Regulation (03)  
Construction Defect (10)  
Claims Involving Mass Tort (40)  
Securities Litigation (28)  
Environmental/Toxic Tort (30)  
Insurance Coverage Claims (*arising from provisionally complex case type listed above*) (41)

**Enforcement of Judgment**

Enforcement of Judgment (20)  
Abstract of Judgment (Out of County)  
Confession of Judgment (*non-domestic relations*)  
Sister State Judgment  
Administrative Agency Award (*not unpaid taxes*)  
Petition/Certification of Entry of Judgment on Unpaid Taxes  
Other Enforcement of Judgment Case

**Miscellaneous Civil Complaint**

RICO (27)  
Other Complaint (*not specified above*) (42)  
Declaratory Relief Only  
Injunctive Relief Only (*non-harassment*)  
Mechanics Lien  
Other Commercial Complaint Case (*non-tort/non-complex*)  
Other Civil Complaint (*non-tort/non-complex*)

**Miscellaneous Civil Petition**

Partnership and Corporate Governance (21)  
Other Petition (*not specified above*) (43)  
Civil Harassment  
Workplace Violence  
Elder/Dependent Adult Abuse  
Election Contest  
Petition for Name Change  
Petition for Relief From Late Claim  
Other Civil Petition

# ATTACHMENT A

SHORT TITLE Friends of the Equestrian Bridge v. City of Burbank	CASE NUMBER 23STCP03836
--	----------------------------

## 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.

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

	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (see Step 3 above)
<b>Auto Tort</b>	Auto (22)	<input type="checkbox"/> 2201 Motor Vehicle – Personal Injury/Property Damage/Wrongful Death	1, 4
	Uninsured Motorist (46)	<input type="checkbox"/> 4601 Uninsured Motorist – Personal Injury/Property Damage/Wrongful Death	1, 4
<b>Other Personal Injury/ Property Damage/ Wrongful Death</b>	Other Personal Injury/ Property Damage/ Wrongful Death (23)	<input type="checkbox"/> 2301 Premise Liability (e.g., dangerous conditions of property, slip/trip and fall, dog attack, etc.)	1, 4
		<input type="checkbox"/> 2302 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, battery, vandalism, etc.)	1, 4
		<input type="checkbox"/> 2303 Intentional Infliction of Emotional Distress	1, 4
		<input type="checkbox"/> 2304 Other Personal Injury/Property Damage/Wrongful Death	1, 4
		<input type="checkbox"/> 2305 Elder/Dependent Adult Abuse/Claims Against Skilled Nursing Facility	1, 4
		<input type="checkbox"/> 2306 Intentional Conduct – Sexual Abuse Case (in any form)	1, 4

# ATTACHMENT A

SHORT TITLE Friends of the Equestrian Bridge v. City of Burbank	CASE NUMBER
--	-------------

	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (see Step 3 above)
		<input type="checkbox"/> 2307 Construction Accidents	1, 4
		<input type="checkbox"/> 2308 Landlord – Tenant Habitability (e.g., bed bugs, mold, etc.)	1, 4
Other Personal Injury/ Property Damage/ Wrongful Death	Product Liability (24)	<input type="checkbox"/> 2401 Product Liability (not asbestos or toxic/ environmental)	1, 4
		<input type="checkbox"/> 2402 Product Liability – Song-Beverly Consumer Warranty Act (CA Civil Code §§1790-1795.8) (Lemon Law)	1, 3, 5
	Medical Malpractice (45)	<input type="checkbox"/> 4501 Medical Malpractice – Physicians & Surgeons	1, 4
		<input type="checkbox"/> 4502 Other Professional Health Care Malpractice	1, 4
Non-Personal Injury/Property Damage/Wrongful Death Tort	Business Tort (07)	<input type="checkbox"/> 0701 Other Commercial/Business Tort (not fraud or breach of contract)	1, 2, 3
	Civil Rights (08)	<input type="checkbox"/> 0801 Civil Rights/Discrimination	1, 2, 3
	Defamation (13)	<input type="checkbox"/> 1301 Defamation (slander/libel)	1, 2, 3
	Fraud (16)	<input type="checkbox"/> 1601 Fraud (no contract)	1, 2, 3
	Professional Negligence (25)	<input type="checkbox"/> 2501 Legal Malpractice	1, 2, 3
		<input type="checkbox"/> 2502 Other Professional Malpractice (not medical or legal)	1, 2, 3
Other (35)	<input type="checkbox"/> 3501 Other Non-Personal Injury/Property Damage Tort	1, 2, 3	
Employment	Wrongful Termination (36)	<input type="checkbox"/> 3601 Wrongful Termination	1, 2, 3
	Other Employment (15)	<input type="checkbox"/> 1501 Other Employment Complaint Case	1, 2, 3
		<input type="checkbox"/> 1502 Labor Commissioner Appeals	10
Contract	Breach of Contract / Warranty (06) (not insurance)	<input type="checkbox"/> 0601 Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction)	2, 5
		<input type="checkbox"/> 0602 Contract/Warranty Breach – Seller Plaintiff (no fraud/negligence)	2, 5
		<input type="checkbox"/> 0603 Negligent Breach of Contract/Warranty (no fraud)	1, 2, 5
		<input type="checkbox"/> 0604 Other Breach of Contract/Warranty (no fraud/ negligence)	1, 2, 5
		<input type="checkbox"/> 0605 Breach of Rental/Lease Contract (COVID-19 Rental Debt)	2, 5
	Collections (09)	<input type="checkbox"/> 0901 Collections Case – Seller Plaintiff	5, 6, 11
		<input type="checkbox"/> 0902 Other Promissory Note/Collections Case	5, 11
		<input type="checkbox"/> 0903 Collections Case – Purchased Debt (charged off consumer debt purchased on or after January 1, 2014)	5, 6, 11
		<input type="checkbox"/> 0904 Collections Case – COVID-19 Rental Debt	5, 11
	Insurance Coverage (18)	<input type="checkbox"/> 1801 Insurance Coverage (not complex)	1, 2, 5, 8

# ATTACHMENT A

SHORT TITLE Friends of the Equestrian Bridge v. City of Burbank	CASE NUMBER
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	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (see Step 3 above)
<b>Contract</b> (Continued)	Other Contract (37)	<input type="checkbox"/> 3701 Contractual Fraud	1, 2, 3, 5
		<input type="checkbox"/> 3702 Tortious Interference	1, 2, 3, 5
		<input type="checkbox"/> 3703 Other Contract Dispute (not breach/insurance/fraud/negligence)	1, 2, 3, 8, 9
<b>Real Property</b>	Eminent Domain/Inverse Condemnation (14)	<input type="checkbox"/> 1401 Eminent Domain/Condemnation Number of Parcels _____	2, 6
	Wrongful Eviction (33)	<input type="checkbox"/> 3301 Wrongful Eviction Case	2, 6
	Other Real Property (26)	<input type="checkbox"/> 2601 Mortgage Foreclosure	2, 6
		<input type="checkbox"/> 2602 Quiet Title	2, 6
		<input type="checkbox"/> 2603 Other Real Property (not eminent domain, landlord/tenant, foreclosure)	2, 6
<b>Unlawful Detainer</b>	Unlawful Detainer – Commercial (31)	<input type="checkbox"/> 3101 Unlawful Detainer – Commercial (not drugs or wrongful eviction)	6, 11
	Unlawful Detainer – Residential (32)	<input type="checkbox"/> 3201 Unlawful Detainer – Residential (not drugs or wrongful eviction)	6, 11
	Unlawful Detainer – Post Foreclosure (34)	<input type="checkbox"/> 3401 Unlawful Detainer – Post Foreclosure	2, 6, 11
	Unlawful Detainer – Drugs (38)	<input type="checkbox"/> 3801 Unlawful Detainer – Drugs	2, 6, 11
<b>Judicial Review</b>	Asset Forfeiture (05)	<input type="checkbox"/> 0501 Asset Forfeiture Case	2, 3, 6
	Petition re Arbitration (11)	<input type="checkbox"/> 1101 Petition to Compel/Confirm/Vacate Arbitration	2, 5
	Writ of Mandate (02)	<input type="checkbox"/> 0201 Writ – Administrative Mandamus	2, 8
		<input type="checkbox"/> 0202 Writ – Mandamus on Limited Court Case Matter	2
		<input type="checkbox"/> 0203 Writ – Other Limited Court Case Review	2
	Other Judicial Review (39)	<input checked="" type="checkbox"/> 3901 Other Writ/Judicial Review	2, 8
		<input type="checkbox"/> 3902 Administrative Hearing	2, 8
<input type="checkbox"/> 3903 Parking Appeal		2, 8	
<b>Provisionally Complex Litigation</b>	Antitrust/Trade Regulation (03)	<input type="checkbox"/> 0301 Antitrust/Trade Regulation	1, 2, 8
	Asbestos (04)	<input type="checkbox"/> 0401 Asbestos Property Damage	1, 11
		<input type="checkbox"/> 0402 Asbestos Personal Injury/Wrongful Death	1, 11



# ATTACHMENT A

SHORT TITLE Friends of the Equestrian Bridge v. City of Burbank	CASE NUMBER
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	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (see Step 3 above)
<b>Provisionally Complex Litigation</b> (Continued)	Construction Defect (10)	<input type="checkbox"/> 1001 Construction Defect	1, 2, 3
	Claims Involving Mass Tort (40)	<input type="checkbox"/> 4001 Claims Involving Mass Tort	1, 2, 8
	Securities Litigation (28)	<input type="checkbox"/> 2801 Securities Litigation Case	1, 2, 8
	Toxic Tort Environmental (30)	<input type="checkbox"/> 3001 Toxic Tort/Environmental	1, 2, 3, 8
	Insurance Coverage Claims from Complex Case (41)	<input type="checkbox"/> 4101 Insurance Coverage/Subrogation (complex case only)	1, 2, 5, 8
<b>Enforcement of Judgment</b>	Enforcement of Judgment (20)	<input type="checkbox"/> 2001 Sister State Judgment	2, 5, 11
		<input type="checkbox"/> 2002 Abstract of Judgment	2, 6
		<input type="checkbox"/> 2003 Confession of Judgment (non-domestic relations)	2, 9
		<input type="checkbox"/> 2004 Administrative Agency Award (not unpaid taxes)	2, 8
		<input type="checkbox"/> 2005 Petition/Certificate for Entry of Judgment Unpaid Tax	2, 8
		<input type="checkbox"/> 2006 Other Enforcement of Judgment Case	2, 8, 9
<b>Miscellaneous Civil Complaints</b>	RICO (27)	<input type="checkbox"/> 2701 Racketeering (RICO) Case	1, 2, 8
	Other Complaints (not specified above) (42)	<input type="checkbox"/> 4201 Declaratory Relief Only	1, 2, 8
		<input type="checkbox"/> 4202 Injunctive Relief Only (not domestic/harassment)	2, 8
		<input type="checkbox"/> 4203 Other Commercial Complaint Case (non-tort/noncomplex)	1, 2, 8
<input type="checkbox"/> 4304 Other Civil Complaint (non-tort/non-complex)	1, 2, 8		
<b>Miscellaneous Civil Petitions</b>	Partnership Corporation Governance (21)	<input type="checkbox"/> 2101 Partnership and Corporation Governance Case	2, 8
	Other Petitions (not specified above) (43)	<input type="checkbox"/> 4301 Civil Harassment with Damages	2, 3, 9
		<input type="checkbox"/> 4302 Workplace Harassment with Damages	2, 3, 9
		<input type="checkbox"/> 4303 Elder/Dependent Adult Abuse Case with Damages	2, 3, 9
		<input type="checkbox"/> 4304 Election Contest	2
		<input type="checkbox"/> 4305 Petition for Change of Name/Change of Gender	2, 7
		<input type="checkbox"/> 4306 Petition for Relief from Late Claim Law	2, 3, 8
<input type="checkbox"/> 4307 Other Civil Petition	2, 9		

# ATTACHMENT A

SHORT TITLE Friends of the Equestrian Bridge v. City of Burbank	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 checked="" 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 type="checkbox"/> 9. <input type="checkbox"/> 10. <input type="checkbox"/> 11			ADDRESS: 275 E Olive Avenue
CITY: Burbank	STATE: CA	ZIP CODE: 91502	

**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 of Civ. Proc., 392 et seq., and LASC Local Rule 2.3(a)(1)(E)]

Dated: 10/18/2023



(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 LASC CIV 109 (10/22).
5. Payment in full of the filing fee, unless there is a court order for waiver, partial or schedule payments.
6. A signed order appointing a 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 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.