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Attorneys for Petitioner and Plaintiff
Fix the City, Inc.

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES

FIX THE CITY, INC., a California
nonprofit corporation,

Petitioner and Plaintiff,

v.

CITY OF LOS ANGELES, a municipal
corporation; LOS ANGELES CITY
PLANNING COMMISSION;
VINCENT P. BERTONI, in his capacity
as Director of City Planning for the City
of Los Angeles; and DOES 1 through
100, inclusive,

Respondents and Defendants.

530 NORTH FRANCISCA, LLC, a
California limited liability corporation;
BANARSI AGARWAL; and ROES 1
through 100, inclusive,

Real Parties in Interest.

Case No.: 20STCP03529

Related Case No. 19STCP03740

Related Case No. 20STCP01569

Assigned to Hon. Mitchell L. Beckloff

**PETITIONER’S REPLY REQUEST
FOR JUDICIAL NOTICE IN SUPPORT
OF PETITIONER’S REPLY BRIEF**

Action Filed: October 26, 2020

Trial Date: February 25, 2022

Dept.: 86

Time: 9:30 A.M.

1 Petitioner and Plaintiff Fix the City, Inc. respectfully requests that the Court take judicial
2 notice of the following documents in connection with its Reply Brief:

3 **Exhibit 11:** Attached hereto is a true and correct certified copy of the Los Angeles Housing
4 Department's Declaration of Registration regarding the property at 10757 Wilkins Avenue, Los
5 Angeles, CA 90024.

- 6 • **Grounds:** The Court should take judicial notice of this document pursuant to Evidence Code
7 section 452 as an official act of the executive department of the City of Los Angeles. (See, e.g.,
8 *Ragland v. U.S. Bank National Assn.* (2012) 209 Cal.App.4th 182, 194 [a recorded grant deed is
9 an official act of the executive branch].)
- 10 • **Relevance:** The Declaration of Registration is relevant because Respondents and Real
11 Parties in Interest introduced evidence with their Joint Opposition of the recorded Notice to
12 Intent to Withdraw units from the rental market. This document demonstrates that in 2018-
13 2019, the units were registered under the RSO program, not withdrawn from the rental
14 market.

15 A complete copy of the materials in this Request for Judicial Notice has been provided to
16 Respondents and Real Parties in Interest in this matter in compliance with California Rules of Court,
17 rule 3.1306(c).

18 DATED: February 10, 2022

19 Respectfully Submitted,
20 STRUMWASSER & WOOCHELL LLP
21 Fredric D. Woocher
22 Beverly Grossman Palmer

23 By 
24 Beverly Grossman Palmer

25 *Attorneys for Petitioner Fix the City, Inc.*

EXHIBIT 11

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.928.9071
housing.lacity.org

DECLARATION OF REGISTRATION

APN: 4325014015

Date: 2/7/2022

PROPERTY ADDRESS: 10757 WILKINS AVE LOS ANGELES, CA 90024

The Los Angeles Housing Department (LAHD) maintains records of all residential rental properties which have been registered in accordance with the Los Angeles Rent Stabilization Ordinance (RSO) and Housing Regulations (Los Angeles Municipal Code Chapters XV and XVI).

Registration of a property is valid from the beginning of July to the end of June the following year. A RSO Statement (Certificate) is issued once RSO fees have been paid and the Rent Registry completed.

LAHD records indicate this property's registration status as follows:

REGISTRATION:

| DATE | RENTAL UNITS | RSO FEE(S) | RENT REGISTRY | REGISTRATION STATUS |
|----------------------|--------------|------------|---------------|---------------------|
| 7/1/2020 - 6/30/2021 | 3 of 3 | Not Paid | N/A | Not Registered |
| 7/1/2019 - 6/30/2020 | 3 of 3 | Not Paid | N/A | Not Registered |
| 7/1/2018 - 6/30/2019 | 3 of 3 | Paid | N/A | Registered |

SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP):

| YEAR | RENTAL UNITS | SCEP FEE(S) |
|------|--------------|-------------|
| 2021 | 3 of 3 | Not Paid |
| 2020 | 3 of 3 | Not Paid |
| 2019 | 3 of 3 | Paid |

Existing records indicate that the property has never been registered.

Existing records indicate that the SCEP fees have never been paid.

Comments:

I hereby certify that this is a true and correct copy of the original document on file with the Los Angeles Housing & Community Investment Department, if it bears the seal of the City of Los Angeles and the Los Angeles Housing & Community Investment Department logo imprinted in purple ink.



Melina Adlersberg
Custodian of Records



NOTE: This notice does not indicate whether or not the property is subject to the RSO and/or Housing Regulations. Our records are updated regularly to reflect payments, submission of the Rent Registry and renewal registration. Therefore, it is possible that the property owner registered the unit(s) on or after the date of this notice.

Staff: Melvina Adlersberg

1 **PROOF OF SERVICE**

2 STATE OF CALIFORNIA
3 COUNTY OF LOS ANGELES

4 Re: *Fix The City v. City of Los Angeles et al.*
5 L.A.S.C. Case No. 20STCP03529
6 Related Case No. 20STCP01569
7 Related Case No. 19STCP03740

8 I am employed in the County of Los Angeles, State of California. I am over the age of
9 18 and not a party to the within action. My business address is 10940 Wilshire Boulevard,
10 Suite 2000, Los Angeles, California 90024. My electronic mail address is
11 jthomson@strumwooch.com.

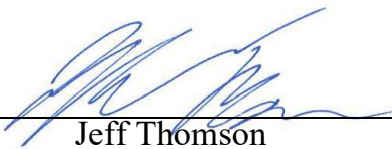
12 On **February 10, 2022**, I served the foregoing document(s) described as
13 **PETITIONER’S REPLY REQUEST FOR JUDICIAL NOTICE IN SUPPORT OF**
14 **PETITIONER’S REPLY BRIEF** on all appropriate parties in this action, as listed on the
15 attached Service List, by the method stated:

16 If Electronic Filing Service (EFS) is indicated, I electronically filed the document(s) with
17 the Clerk of the Court by causing the documents to be sent to One Legal, the Court's Electronic Filing
18 Services Provider for electronic filing and service. Electronic service will be effected by One Legal’s
19 case-filing system at the electronic mail addresses indicated on the attached Service List.

20 If U.S. Mail service is indicated, by placing this date for collection for mailing
21 true copies in sealed envelopes, first-class postage prepaid, addressed to each person as
22 indicated, pursuant to Code of Civil Procedure section 1013a(3). I am readily familiar with the
23 firm’s practice of collection and processing correspondence for mailing. Under that practice,
24 it would be deposited with the U.S. Postal Service on that same day with postage thereon fully
25 prepaid at Los Angeles, California, in the ordinary course of business. I am aware that on
26 motion of the party served, service is presumed invalid if postal cancellation date or postage
27 meter date is more than one day after date of deposit for mailing contained in the affidavit.

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

Executed on **February 10, 2022**, at Los Angeles, California.

22 
23 _____
24 Jeff Thomson

SERVICE LIST

Fix The City v. City of Los Angeles et al.
L.A.S.C. Case No. 20STCP03529
Related Case No. 20STCP01569
Related Case No. 19STCP03740

| | |
|---|---|
| <p><u>Via EFS</u></p> <p>Michael N. Feuer Terry K. Macias Donna Wong Morgan Hector Kimberly A. Huangfu 200 North Main Street City Hall East Room 701 Los Angeles, California 90012-4131 Telephone: (213) 978-7121 Facsimile: (213) 978-8090 Email: morgan.hector@lacity.org kimberly.huangfu@lacity.org</p> <p><i>Attorneys for Respondents City of Los Angeles, Vincent P. Bertoni, in his capacity as Director of City Planning for the City of Los Angeles, and Los Angeles City Planning Commission</i></p> | <p><u>Via EFS</u></p> <p>Elisa L. Paster Glaser Weil Fink Howard Avchen & Shapiro LLP 10250 Constellation Boulevard, 19th Floor Los Angeles, California 90067 Telephone: (310) 553-3000 Facsimile: (310) 556-2920 Email: epaster@glaserweil.com</p> <p><i>Attorneys for Real Parties in Interest 530 North Francisca, LLC, and Banarsi Agarwal</i></p> |
| <p><u>Via EFS</u></p> <p>Ellia M. Thompson Ervin, Cohen & Jessup, LLP 9401 Wilshire Boulevard, 9th Floor Beverly Hills, California 90212-2974 Email: ethompson@ecjlaw.com</p> <p><i>Attorney for Real Party in Interest 5891 Boulevard LP</i></p> | <p><u>Via EFS</u></p> <p>Andrew K. Fogg Alexander M. DeGood Adam Z. Bierman Cox, Castle & Nicholson, LLP 2029 Century Park East, Suite 2100 Los Angeles, California 90067 Telephone: (310) 284-2205 Facsimile: (310) 284-2100 Email: adegood@coxcastle.com</p> <p><i>Attorneys for Real Parties in Interest Elliot Nayssan, Robhana, Inc., NHD Terrace, LLC</i></p> |