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SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

LA MIRADA AVENUE NEIGHBORHOOD
ASSOCIATION OF HOLLYWOOD, a
California unincorporated association,

Petitioner,

vs.

CITY OF LOS ANGELES, a municipal
corporation; the CITY OF LOS ANGELES
CITY COUNCIL; and DOES 1 through 10,
inclusive,

Respondents.

TARGET CORPORATION, a Minnesota
corporation doing business in California; and
ROES 1 through 10, inclusive,

Real Parties in Interest.

Case Nos.: BS140889

[Related to Case No. BS140930]

~~PROPOSED~~ PEREMPTORY WRIT
OF MANDAMUS

Trial Date:

Date: February 27, 2014

Time: 9:30 a.m.

Dept.: 15

[Hon. Richard L. Fruin, Jr.]

ORIGINAL

1 CITIZENS COALITION LOS ANGELES, a
2 California unincorporated association,

3 Petitioner,

4 vs.

5 CITY OF LOS ANGELES, a municipal
6 corporation; LOS ANGELES CITY
7 COUNCIL; and DOES 1 through 10,
8 inclusive,

9 Respondents,

10 TARGET CORPORATION, a Minnesota
11 corporation doing business in California; and
12 ROES 1-10, inclusive,

13 Real Parties in Interest
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Case No.: BS140930

[Related to Case No. BS140889]

1 TO RESPONDENTS CITY OF LOS ANGELES and LOS ANGELES CITY COUNCIL:

2 In connection with the development project commonly known as the "Target at
3 Sunset and Western Project" in Hollywood, located at 5500-5544 West Sunset
4 Boulevard, 1417-1441 North Western Avenue, 5505-5525 West De Longpre Avenue, and
5 1414 St. Andrews Place ("Project"), RESPONDENTS CITY OF LOS ANGELES and LOS
6 ANGELES CITY COUNCIL, together with their officers, employees, agents, boards,
7 commissions, other subdivisions, representatives, and successors, are hereby ordered,
8 immediately upon receipt of this Writ, to:

9 (1) Invalidate the following Vermont/Western Transit Oriented Specific Plan
10 ("Specific Plan") exceptions and exception approvals granted and obtained
11 for the Project:

- 12 a) An exception to the Specific Plan to allow a commercial building
13 height of 74 feet, four inches above grade in lieu of the maximum
14 permitted building height of 35 feet;
- 15 b) An exception to the Specific Plan requirement that the second floor
16 of the development be set back a minimum of ten feet from the first
17 floor frontage;
- 18 c) An exception to the Specific Plan to allow entrance canopies and
19 balconies within 15 feet of the property line along Sunset Blvd. to
20 exceed the maximum permitted height of 30 feet;
- 21 d) An exception to the Specific Plan requirement that all roof lines in
22 excess of 40 feet be broken up through the use of gables, dormers,
23 cut-outs or other means;
- 24 e) An exception to the Specific Plan to allow transparent building
25 elements such as windows and doors to occupy 24% of the ground
26 floor façade on St. Andrews Place in lieu of the minimum 50%
27 building transparency otherwise required; and,
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f) An exception to the Specific Plan requirement that projects containing 40,000 sq. ft. or more of retail commercial floor area provide free delivery of purchases made at the site to residents living within the Specific Plan area.

(2) Be restrained and enjoined from any actions or approvals, including granting any authority, permits, or land use entitlements, in furtherance of the invalid Specific Plan exceptions and exception approvals identified above as previously granted for the Project and/or in furtherance of construction of the Project; and

(3) Immediately require the cessation, restraint and enjoining of all construction activities by Real Party in Interest Target Corporation and any of its agents

at the Project site and to immediately and safely secure the Project site.

EACH RESPONDENT IS FURTHER COMMANDED to make a return to the peremptory writ of mandamus under oath specifying what Respondents have done to comply with the Writ, and to file that return with the Court, and serve that return by hand or facsimile upon Petitioners' counsel of record in these proceedings, no later than 30 days after issuance of the writ and service on Respondents.

The Court shall retain jurisdiction to enter injunctive relief and compel compliance with the Peremptory Writ of Mandamus, including as provided in Code of Civil Procedure Section 1097.

LET THE WRIT ISSUE.

AUG 12 2014

DATED: *July 31, 2014*

SHERRI R. CARTER

Clerk of the Superior Court



By *K. W. Kam* Deputy
K.W. Kam

1 **PROOF OF SERVICE**

2
3 I, George Saunders, declare:

4 I am a resident of the state of California and over the age of eighteen years, and not
5 a party to the within action; my business address is The Silverstein Law Firm, 215 North
6 Marengo Ave, Third Floor, Pasadena, California 91101-1504. On August 12, 2014, I
7 served the within document(s):

8 **NOTICE OF FILING PROOF OF SERVICE REGARDING PERSONAL
9 SERVICE OF PEREMPTORY WRIT OF MANDAMUS ON CITY OF LOS
10 ANGELES AND THE CITY OF LOS ANGELES CITY COUNCIL**

11 by placing the document(s) listed above in a sealed envelope with postage
12 thereon fully prepaid, in the United States mail at Pasadena, California
13 addressed as set forth below.

14 I am readily familiar with the firm's practice of collection and processing
15 correspondence for mailing. Under that practice it would be deposited with
16 the U.S. Postal Service on that same day with postage thereon fully prepaid
17 in the ordinary course of business. I am aware that on motion of the party
18 served, service is presumed invalid if postal cancellation date or postage
19 meter date is more than one day after date of deposit for mailing in affidavit.

20 by transmitting the document(s) listed above via e-mail to the person(s)
21 named below at the respective e-mail addresses and receiving confirmed
22 transmission reports indicating that the document(s) were successfully
23 transmitted.

24 **CASE NAME: LA MIRADA AVENUE NEIGHBORHOOD ASS'N OF
25 HOLLYWOOD V. CITY OF LOS ANGELES, ET AL.
26 CASE No.: BS140889 related to BS140930**

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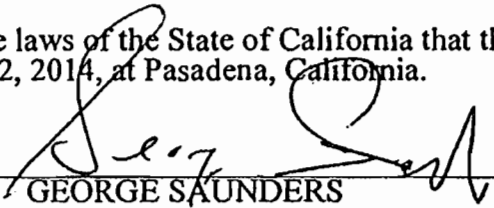
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Attorney for Petitioner CITIZENS
COALITION LOS ANGELES (Related
Case No. BS140930)

I declare under penalty of perjury under the laws of the State of California that the above is true and correct. Executed on August 12, 2014, at Pasadena, California.



GEORGE SAUNDERS

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