

UNITED STATES DISTRICT COURT FOR THE CENTRAL DISTRICT OF  
CALIFORNIA

Yeong Lee v. Young Wan Choi

No. 8:25-cv-00876-JAK (KESx) · No. No. 8:25-cv-00876-JAK (KESx) · Decided May 12, 2025

SUMMARY

The United States District Court for the Central District of California ordered the plaintiff to show cause why the court should not decline supplemental jurisdiction over state-law claims asserted alongside claims under the Americans with Disabilities Act. The order discusses California’s heightened pleading requirements and high-frequency litigant provisions for construction-related accessibility claims. Plaintiff was directed to identify the statutory damages sought and submit a declaration addressing whether she qualifies as a high-frequency litigant.

CASE DETAILS

|                       |                                                                                                                                                                                     |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COURT                 | United States District Court for the Central District of California                                                                                                                 |
| WRITING FOR THE COURT | John A. Kronstadt                                                                                                                                                                   |
| JURISDICTION          | United States District Court for the Central District of California                                                                                                                 |
| DECIDED               | May 12, 2025                                                                                                                                                                        |
| DOCKET                | No. 8:25-cv-00876-JAK (KESx)                                                                                                                                                        |
| DISPOSITION           | other                                                                                                                                                                               |
| PROCEDURAL POSTURE    | The district court, on review of the complaint, issued an order to show cause why it should not decline supplemental jurisdiction over the plaintiff's California state-law claims. |
| STANDARD OF REVIEW    | The court applied the discretionary supplemental-jurisdiction standard under 28 U.S.C. § 1367(a) and § 1367(c), considering judicial economy, convenience, fairness, and comity.    |
| PRECEDENTIAL VALUE    | Unpublished, nonprecedential district-court order; final precedential status is not stated in the opinion.                                                                          |

TOPICS

- subject matter jurisdiction
- pleadings
- civil procedure
- ada / disability
- construction law

PRACTICE AREAS

Civil procedure

Americans with Disabilities Act

Unruh Civil Rights Act

Construction-related accessibility claims

## QUESTIONS PRESENTED

1. Whether the court should exercise supplemental jurisdiction over the plaintiff's California state-law claims.
2. Whether the plaintiff should be required to demonstrate whether she qualifies as a high-frequency litigant under California law before the court determines whether to retain the state-law claims.

## HOLDINGS

1. The court did not decide whether to retain supplemental jurisdiction; instead, it ordered plaintiff to show cause why the court should not decline supplemental jurisdiction over the state-law claims.

## KEY QUOTATIONS

*"This "is a doctrine of discretion, not of plaintiff's right.""* (at 1)

*"Because accepting supplemental jurisdiction over such claims would permit high-frequency plaintiffs to side-step those state-law requirements by pursuing the claims in a federal forum, many district courts, including this one, have declined to exercise such jurisdiction."* (at 2)

## FACTUAL BACKGROUND

The complaint alleged violations of the Americans with Disabilities Act, the Unruh Civil Rights Act, and other California laws arising from construction-related accessibility claims. The court observed that plaintiff had filed more than ten construction-related accessibility actions in the preceding year and would therefore qualify as a high-frequency litigant in California Superior Court. California law imposes heightened pleading requirements and a high-frequency-litigant fee for certain Unruh Act accessibility claims.

## PROCEDURAL HISTORY

Plaintiff filed a federal action asserting claims under the Americans with Disabilities Act, the Unruh Civil Rights Act, and other California law. The complaint invoked supplemental jurisdiction for the state-law claims. Before resolving jurisdiction, the court ordered plaintiff to show cause why the state-law claims should not be dismissed without prejudice under 28 U.S.C. § 1367(c).

## DISPOSITION

other

## CASES CITED

- *United Mine Workers v. Gibbs*, 383 U.S. 715, 726 (1966)
- *Nishimoto v. Federman-Bachrach & Assocs.*, 903 F.2d 709, 715 (9th Cir. 1990)

- Whitaker v. RCP Belmont Shore LLC, No. LA CV19-09561 JAK (JEMx), 2020 WL 3800449, at \*6-8 (C.D. Cal. Mar. 30, 2020)
- Garibay v. Rodriguez, No. 2:18-cv-09187-PA (AFMx), 2019 WL 5204294, at \*1-6 (C.D. Cal. Aug. 27, 2019)
- Perri v. Thrifty Payless, No. 2:19-CV-07829-CJC (SKx), 2019 WL 7882068, at \*2 (C.D. Cal. Oct. 8, 2019)

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