

1 **PINNOCK & WAKEFIELD**

2 A Professional Corporation

3 Theodore A. Pinnock, Esq.

Bar #: 153434

4 David C. Wakefield, Esq.

Bar #: 185736

Michelle L. Wakefield, Esq.

Bar #: 200424

5 3033 Fifth Avenue, Suite 410

San Diego, CA 92103

6 Telephone: 619.858.3671

Facsimile: 619.858.3646

7 Attorneys for Plaintiff

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **FOR THE COUNTY OF SAN DIEGO**  
10 **VISTA**

11 **LISSA HAYES**

Case No. 37-2007-00056035-CU-CR-NC

12 **Plaintiff,**

13 **v.**

**CIVIL COMPLAINT:**  
**DISCRIMINATORY PRACTICES IN**  
**PUBLIC ACCOMMODATIONS**  
[42 U.S.C. 12182(a) ET. SEQ; CIVIL  
CODE 51, 52, 54, 54.1]

14 **S J R REAL ESTATE HOLDINGS L L**  
15 **C**

16 **And DOES 1 THROUGH 10, Inclusive**

17 **Defendants.**

18 **NAMED DEFENDANTS AND NAMED PLAINTIFF**

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21 1. Defendants are, and, at all times mentioned herein, were, a business or  
22 corporation or franchise organized and existing and/or doing business under the laws of  
23 the State of California.

24 2. Plaintiffs are further informed and believe and thereon allege that Defendants, S J  
25 R REAL ESTATE HOLDINGS L L C, are the owners, operators, and/or lessors of the  
26 real property, as well as the business operated thereon. PROPERTY OWNER: S J R  
27 REAL ESTATE HOLDINGS L L C (COMPANY/CORPORATION)

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2 MAILING ADDRESS: C/O IN-FLIGHT MEDIA ADVERTISING I, 1646 N COAST  
3 HIGHWAY 101, ENCINITAS, CA 92024  
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5 PROPERTY ADDRESS: 1646 HIGHWAY 101 N, ENCINITAS, CA 92024  
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7 3. The words "Plaintiffs" and "Plaintiff's Member" as used herein specifically  
8 include the organization and TRIPPLE AAA ASSOCIATION FOR CHILDREN AND  
9 ADULTS WITH DEVELOPMENTAL DISABILITIES , SUING ON BEHALF OF ITS  
10 MEMBERS, ; and persons associated with its Members who accompanied Members to  
11 Defendants' facilities.

12 4. Defendants Does 1 through 10, were at all times relevant herein subsidiaries,  
13 employers, employees, agents, of Defendants S J R REAL ESTATE HOLDINGS L L C.  
14 Plaintiffs are ignorant of the true names and capacities of Defendants sued herein as Does  
15 1 through 10, inclusive, and therefore sues these Defendants by such fictitious names.  
16 Plaintiffs will pray leave of the court to amend this complaint to allege the true names  
17 and capacities of the Does when ascertained.

18 5. Plaintiffs are informed and believe, and thereon allege, that Defendants and each  
19 of them herein were, at all times relevant to the action, the owner, lessor, lessee,  
20 franchiser, franchisee, general partner, limited partner, agent, employee, representing  
21 partner, or joint venturer of the remaining Defendants and were acting within the course  
22 and scope of that relationship. Plaintiffs are further informed and believe, and thereon  
23 allege, that each of the Defendants herein gave consent to, ratified, and/or authorized the  
24 acts alleged herein to each of the remaining Defendants.

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26 **CONCISE SET OF FACTS**

27 6. Plaintiff has an impairment.  
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7. Further, Defendants failed to remove architectural barriers as attached as Exhibit

A.

8. Plaintiff's Member and Plaintiff(s) have physical impairments because their conditions affect one or more of the following body systems: neurological, musculoskeletal, special sense organs, and/or cardiovascular. Further, Plaintiff's Member and Plaintiff(s) said physical impairments substantially limits one or more of the following major life activities. In addition, Plaintiff's Member and Plaintiff(s) cannot perform one or more of the said major life activities in the manner, speed, and duration when compared to the average person. Moreover, Plaintiff's Member and Plaintiff(s) has a history of or has been classified as having a physical impairment as required by 42 U.S.C. § 12102(2)(A).

9. Plaintiff's Members expressly intend to patronize the establishment and the property that is the subject of this Complaint in the immediate future.

10. Plaintiff's Member was deterred from patronizing the facility.

**WHAT CLAIMS ARE PLAINTIFFS ALLEGING AGAINST EACH NAMED DEFENDANT**

10. Defendants S J R REAL ESTATE HOLDINGS L L C and Does 1 through 10 will be referred to collectively hereinafter as "Defendants."

11. Plaintiffs aver that the Defendants are liable for the following claims as alleged below:

**DISCRIMINATORY PRACTICES IN PUBLIC ACCOMMODATIONS**

**FIRST CAUSE OF ACTION AGAINST ALL DEFENDANTS- Claims Under The Americans With Disabilities Act Of 1990**

Claim I

1 12. Based on the facts stated above, Defendants discriminated against Plaintiffs on the  
2 basis of disability in the full and equal enjoyment of the goods, services, facilities,  
3 privileges, advantages, or accommodations of any place of public accommodation as  
4 Defendants own, lease (or lease to), or operate a place of public accommodation in  
5 violation of 42 U.S.C. §12182.

6 Claim II

7 13. Based on the facts stated above, Defendants discriminated against Plaintiffs  
8 directly, or through contractual, licensing, or other arrangements, to a denial of the  
9 opportunity of the individual or class to participate in or benefit from the goods, services,  
10 facilities, privileges, advantages, or accommodations of an entity in violation of 42  
11 U.S.C. §12182.

12 Claim III

13 14. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
14 is discriminatory to afford an individual or class of individuals, on the basis of a disability  
15 or disabilities of such individual or class, directly, or through contractual, licensing, or  
16 other arrangements with the opportunity to participate in or benefit from a good, service,  
17 facility, privilege, advantage, or accommodation that is not equal to that afforded to other  
18 individuals in violation of 42 U.S.C. §12182.

19 Claim IV

20 15. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
21 is discriminatory to provide an individual or class of individuals, on the basis of a  
22 disability or disabilities of such individual or class, directly, or through contractual,  
23 licensing, or other arrangements with a good, service, facility, privilege, advantage, or  
24 accommodation that is different or separate from that provided to other individuals.

25 Claim V

26 16. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
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1 Defendants failed to afford to an individual with a disability in the most integrated  
2 setting appropriate to the needs of the individual in violation of 42 U.S.C. §12182.

3 Claim VI

4 17. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
5 Defendants utilized standards or criteria or methods of administration that have the effect  
6 of discriminating on the basis of disability; or that perpetuate the discrimination of others  
7 who are subject to common administrative control in violation of 42 U.S.C. §12182.

8 Claim VII

9 18. Based on the facts stated above, Defendants discriminated against Plaintiffs as it  
10 is discriminatory to exclude or otherwise deny equal goods, services, facilities, privileges,  
11 advantages, accommodations, or other opportunities to an individual or entity because of  
12 the known disability of an individual with whom the individual or entity is known to have  
13 a relationship or association in violation of 42 U.S.C. §12182. See Niece v. Fitzner 922 F.  
14 Supp. 1208 (1996)

15 Claim VIII

16 19. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
17 Defendants engaged in the specific prohibitions as stated in 42 U.S.C. §12182.

18 Claim IX

19 20. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
20 Defendant failed to demonstrate that the removal of a barrier is not readily achievable,  
21 and made such goods, services, facilities, privileges, advantages, or accommodations  
22 available through alternative methods in a segregated manner in violation of 42 U.S.C.  
23 §12182.

24 Claim X

25 21. Based on the facts stated above, Defendants discriminated against Plaintiffs as  
26 Defendants altered the use of their establishment in a manner that affected or could have  
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1 affected the usability of the facility or part thereof and failed to make alterations in such a  
2 manner that, to the maximum extent feasible, the altered portions of the facility are  
3 readily accessible to and usable by individuals with disabilities, including individuals  
4 who use wheelchairs in violation of 42 U.S.C. §12183.

5 22. WHEREFORE, Plaintiffs pray for judgment and relief as hereinafter set forth.

7 **SECOND CAUSE OF ACTION AGAINST ALL DEFENDANTS - CLAIMS UNDER**  
8 **CALIFORNIA ACCESSIBILITY LAWS**

9 **CLAIM I: Denial Of Full And Equal Access**

10 23. Based on the facts plead above and elsewhere in this complaint, Plaintiff's  
11 Member and Plaintiff(s) was denied full and equal access to Defendants' goods, services,  
12 facilities, privileges, advantages, or accommodations within a public accommodation  
13 owned, leased, and/or operated by Defendants as required by Civil Code Sections 54 and  
14 54.1.

15 **CLAIM II: Failure To Modify Practices, Policies And Procedures**

16 24. Based on the facts plead at ¶¶ 6-16 above and elsewhere herein this complaint,  
17 Defendants failed and refused to provide a reasonable alternative by modifying its  
18 practices, policies, and procedures in that they failed to have a scheme, plan, or design to  
19 assist Plaintiffs and/or others similarly situated in entering and utilizing Defendants'  
20 services as required by Civil Code § 54.1. Thus, Plaintiff's Member and Plaintiff(s) were  
21 subjected to discrimination in violation of Civil Code § 54.1.

22 **CLAIM III: Violation Of The Unruh Act**

23 25. Based on the facts plead above and elsewhere herein this complaint and because  
24 Defendants violated the Civil Code § 51 by failing to comply with 42 United States Code  
25 § 12182(b)(2)(A)(iv) and 42 U.S.C. § 12183(a)(2), Defendants did and continue to  
26 knowingly discriminate against Plaintiffs and persons similarly situated in violation of  
27 Civil Code §§ 51, 52, and 54.1. Plaintiffs allege the access violations alleged here are so

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obvious as to implicate at least a prima facie case of discriminatory intent.

26. Based on the facts plead above, Claims I, II, and III of Plaintiffs' Second Cause Of Action above, and the facts elsewhere herein this complaint, Plaintiffs will suffer irreparable harm unless Defendants are ordered to remove architectural, non-architectural, and communication barriers at Defendants' public accommodation. Plaintiffs allege that Defendants' discriminatory conduct is capable of repetition, and this discriminatory repetition adversely impacts Plaintiffs and a substantial segment of the disability community. Plaintiffs allege there is a state and national public interest in requiring accessibility in places of public accommodation. Plaintiffs have no adequate remedy at law to redress the discriminatory conduct of Defendants. Plaintiffs desire to return to Defendants' places of business in the immediate future. Accordingly, the Plaintiffs allege that a structural or mandatory injunction is necessary to enjoin compliance with state civil rights laws enacted for the benefit of individuals with disabilities.

27. Wherefore, Plaintiffs pray for damages and relief as hereinafter stated.

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DEMAND FOR JUDGMENT FOR RELIEF:

- A. For injunctive relief pursuant to 42 U.S.C. § 12188(a).
- B. For attorneys fees pursuant to 42 U.S.C. § 1988, 42 U.S.C. § 12205, and Cal. Civil Code § 51, 52; 54.3;
- C. A Jury Trial and;
- D. For such other further relief as the court deems proper.

Respectfully submitted:

**PINNOCK & WAKEFIELD, A.P.C.**

Dated: August 20, 2007

By: TP  
THEODORE A. PINNOCK, ESQ.  
MICHELLE L. WAKEFIELD, ESQ.  
Attorneys for Plaintiffs

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**ACCESSIBILITY SURVEY  
ADA TITLE III**

Disability Compliance Documentation

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**Reported August, 2007**

**SUR REAL ESTATE HOLDINGS LLC**

**LEUCADIA DONUT SHOP**

**1602 N COAST HWY #101**

**LEUCADIA CA**

**ANGELA**

Report of Findings

I. IN GENERAL

II. ARCHITECTURAL BARRIERS

**VIOLATIONS**

- NO ENTRANCE DRIVEWAY SIGNAGE
- NO SIGNAGE
- NO COMPLIANT DISABLED PARKING

1 NO VAN ACCESSIBLE PARKING

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4 This report contains a number of serious  
5 violations to the accessibility Standards as  
6 outlined in the ADA Act of 1990 Title III,  
7 and the California Accessibility Standards  
8 Title 24. However, more violations could,  
9 and perhaps do exist. A more detailed study  
10 must be conducted to identify all  
11 violations. Such a study is beyond the  
12 scope of the violations noted in this  
13 survey.

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