

ELECTRONICALLY FILED

Superior Court of California,
County of Alameda

06/07/2024 at 12:16:23 PM

By: Damaree Franklin,
Deputy Clerk

BOKHOUR LAW GROUP, P.C.

Mehrdad Bokhour, Esq., CA Bar No. 285256

mehrdad@bokhourlaw.com

1901 Avenue of the Stars, Suite 450

Los Angeles, California 90067

Tel: (310) 975-1493; Fax: (310) 675-0861

FALAKASSA LAW, P.C.

Joshua S. Falakassa, CA Bar No. 295045

josh@falakassalaw.com

1901 Avenue of the Stars, Suite 450

Los Angeles, California 90067

Tel: (818) 456-6168; Fax: (888) 505-0868

Attorneys for Plaintiff and the Putative Classes

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF ALAMEDA

ANDREA RAMIREZ, on behalf of herself and
all others similarly situated,

Plaintiff,

v.

SMARTSTOP STORAGE ADVISORS, LLC, a
Delaware Limited Liability Corporation; and
DOES 1-50, inclusive.

Defendants.

CASE NO.: **24CV078846**

**REPRESENTATIVE ACTION
COMPLAINT:**

(1) **CIVIL PENALTIES UNDER THE
PRIVATE ATTORNEYS GENERAL
ACT (LABOR CODE § 2698 *et seq.*)**

UNLIMITED CIVIL CASE

1 Plaintiff Andrea Ramirez (“Plaintiff”), on behalf of herself and all other similarly situated
2 aggrieved employees, alleges and complains of Defendant SmartStop Storage Advisors, LLC
3 (“Defendant”) and DOES 1 to 50 (collectively, “Defendants”) and each of them, as follows:

4 **INTRODUCTION**

5 1. Defendant is a technology-driven, self-managed REIT with a fully integrated
6 operations team of approximately 500 self-storage professionals.

7 2. Plaintiff brings this PAGA representative action solely on behalf of the State of
8 California against Defendant for alleged violations of the California Labor Code.

9 3. **Plaintiff does not seek to recover anything other than penalties as permitted by**
10 **California Labor Code § 2699.**

11 4. As set forth below, Plaintiff alleges that Defendant failed to pay for all hours worked
12 due to its failure to record and pay for all time worked off-the-clock, including post-shift duties.
13 Plaintiff further alleges that Defendant failed to pay all overtime compensation and sick pay wages
14 at the proper legal rates by failing to calculate the “regular rate of pay” properly. Moreover, Plaintiff
15 alleges that Defendant’s meal and rest period policies and practices failed to allow and permit
16 aggrieved employees to take all compliant and timely meal and rest periods or pay premium wages
17 at the “regular rate of pay” in lieu thereof. Plaintiff further alleges that Defendant failed to provide
18 aggrieved employees with accurate written itemized wage statements in violation of Labor Code §
19 226(a), failed to reimburse all necessary business expenses incurred, and failed to timely pay all final
20 wages upon separation of employment in violation of Labor Code §§ 201-203.

21 5. Based on these alleged Labor Code violations, Plaintiff now brings this class action
22 and representative action to recover unpaid wages, restitution, penalties, and other related relief for
23 herself and all other similarly situated aggrieved employees.

24 **JURISDICTION**

25 6. Plaintiff, on behalf of the State of California, brings this representative action pursuant
26 to Labor Code § 2699, *et seq.*, seeking penalties for Defendant’s violation of California Labor Code
27 §§ 201-204, 210, 226(a), 226(a)(6), 226(e), 226.3, 226.7, 227.3, 246, 510, 512, 516, 1194, 1197.1,
28 1199, 2802-2804, and applicable Industrial Welfare Commission Wage Orders (“Wage Orders”).

7. Based upon the foregoing, Plaintiff and all aggrieved employees are aggrieved employees within the meaning of Labor Code §2699, *et seq.*

8. This Court has jurisdiction over Defendant's violations of the California Labor Code and applicable Wage Orders because the amount in controversy exceeds this Court's jurisdictional minimum.

VENUE

9. Venue is proper in this judicial district pursuant to California Code of Civil Procedure §§ 395(a) and 395.5, as most of the acts and omissions complained of herein occurred in the County of Alameda. Defendant owns, maintains offices, transacts business, has an agent or agents within the County of Alameda, and/or otherwise are found within the County of Alameda, and Defendant is within the jurisdiction of this Court for purposes of service of process.

PARTIES

10. At all relevant times herein, Plaintiff, who is over 18, was and currently is a California resident residing in the State of California. Defendants employed Plaintiff as a non-exempt employee.

11. Plaintiff is informed and believes and alleges that Defendants are authorized to do business within the County of Alameda and is and/or was the legal employer of Plaintiff and the Class Members during the applicable statutory periods. Plaintiff was, and is, a victim of Defendants' policies and/or practices complained of herein and has been deprived of the rights guaranteed to her by California Labor Code §§ 201-203, 204, 210, 226, 226(a), 226(e), 226.3, 226.7, 227.3, 246, 510, 512, 516, 1194, 1197.1, 1199, 2802-2804, and the California Business and Professions Code § 17200 *et seq.*, and applicable Wage Orders.

12. Plaintiff is informed and believes, and based thereon alleges, that during the four years preceding the filing of the Complaint and continuing to the present, Defendants did (and continue to do) business in the State of California, County of Alameda.

13. Plaintiff does not know the true names or capacities, whether individual, partner, or corporate, of the Defendants sued herein as DOES 1 to 50, inclusive, and for that reason, said Defendants are sued under such fictitious names, and Plaintiff will seek leave from this Court to amend this Complaint when such true names and capacities are discovered. Plaintiff is informed and

1 believes, and thereon alleges, that each of said fictitious Defendants, whether individual, partners, or
2 corporate, were responsible in some manner for the acts and omissions alleged herein and proximately
3 caused Plaintiff and the Classes to be subject to the unlawful employment practices alleged herein.

4 14. Plaintiff is informed, and believes, and thereon alleges, that at all times mentioned
5 herein, Defendants were and are the employers of Plaintiff and all members of the Classes. At all
6 times herein mentioned, each of said Defendants participated in the doing of the acts hereinafter
7 alleged to have been done by the named Defendants. Furthermore, the Defendants, and each of them,
8 were the agents, servants, and employees of each and every one of the other Defendants, as well as
9 the agents of all Defendants, and at all times herein mentioned were acting within the course and
10 scope of said agency and employment. Defendants, and each of them, approved of, condoned, and/or
11 otherwise ratified each and every one of the acts or omissions complained of herein.

12 15. At all times mentioned herein, Defendants, and each of them, were members of and
13 engaged in a joint venture, partnership, and common enterprise and acting within the course and
14 scope of and in pursuance of said joint venture, partnership, and common enterprise. Further, Plaintiff
15 alleges that all Defendants were joint employers for all purposes of Plaintiff and all members of the
16 Classes.

17 **PAGA REPRESENTATIVE ACTION ALLEGATIONS**

18 16. Defendant is a technology-driven, self-managed REIT with a fully integrated
19 operations team of approximately 500 self-storage professionals.

20 17. Plaintiff was employed by Defendant as a non-exempt employee with the title of
21 “Assistant Manager.”

22 18. Plaintiff began working for Defendant on August 8, 2023, out of its Oakland,
23 California location. Plaintiff and other aggrieved employees (including, but not limited to, Customer
24 Service Representative, Store Manager, Retail Sales Associate, Property Manager, Call Center
25 Representative, Rental Agent, and all other aggrieved positions) were responsible for all aspects of
26 Defendant’s business in California. However, in these roles, Plaintiff and aggrieved employees were
27 often not afforded all protections and rights conferred under the California Labor Code and applicable
28 wage orders.

1 19. At all relevant times, Plaintiff and other aggrieved employees regularly worked
2 various shifts, many of which were more than 8.0 hours in a workday and 40.0 hours in a workweek.
3 Plaintiff alleges that other aggrieved employees were also subjected to the same policies, procedures,
4 practices, working conditions, and corresponding wage and hour violations to which she was
5 subjected during her employment.

6 20. First, at all relevant times, Defendant has consistently failed to accurately record all
7 time worked, including the time aggrieved employees were under the employer's control. This
8 included a policy and practice of failing to record aggrieved employees' time properly worked,
9 including all time spent working off-the-clock for post-shift lock-up duties. As a result of this
10 company-wide policy/practice, Plaintiff and other aggrieved employees are not compensated for all
11 the hours that they work and all of the overtime hours they work, in violation of Labor Code §§ 204,
12 210, 510, 1194, 1197.1, 1199, and applicable Wage Orders.

13 21. As a result, over a period of time, Plaintiff and other aggrieved employees were not
14 properly paid for all hours worked in violation of Cal. Labor Code §§ 204, 210, 1194, 1197.1, 1199,
15 and applicable Wage Orders. Additionally, due to the unlawful timekeeping policy/practices, Plaintiff
16 and other aggrieved employees were not properly paid at the correct overtime rate for hours worked
17 in excess of eight hours per shift in violation of Labor Code § 510.

18 22. Labor Code § 1197.1 authorizes employees who are paid less than the minimum fixed
19 by an applicable state or local law or by an order of the commission a civil penalty, restitution of
20 wages, and liquidated damages as follows: (1) for any initial violation that is intentionally committed,
21 one hundred dollars (\$100) for each underpaid employee for each pay period for which the employee
22 is underpaid....[and] (2) [f]or each subsequent violation for the same specific offense, two hundred
23 fifty dollars (\$250) for each underpaid employee for each pay period for which the employee is
24 underpaid regardless of whether the initial violation is intentionally committed.

25 23. Labor Code § 510 requires an employer to compensate an employee who works more
26 than eight (8) hours in one workday, forty (40) hours in a workweek, and for the first eight (8) hours
27 worked on the seventh consecutive day, no less than one and one-half times (1 1/2) the regular rate of
28 pay. In addition, Labor Code § 510 obligates employers to compensate employees at no less than

1 twice the regular rate of pay when an employee works more than twelve (12) hours in a workday or
2 more than eight (8) hours on the seventh consecutive day of work. Pursuant to Section 3 of the
3 applicable Wage Orders, aggrieved employees shall not be employed more than eight (8) hours in
4 any workday or more than 40 hours in any workweek, unless the employee receives one and one-half
5 (1 1/2) times such employee's regular rate of pay for all hours, worked over 40 hours in the workweek.

6 24. Furthermore, at all relevant times, Plaintiff and other aggrieved employees worked
7 regular shifts that lasted longer than 8.0 hours in a workday and resulted in aggrieved employees
8 regularly working more than 40 hours in a workweek. However, Defendant failed to properly
9 calculate and pay overtime wages at the proper legal rate due to Defendant's uniform failure to
10 include all forms of compensation/remuneration, including, but not limited to, commissions,
11 incentives, non-discretionary bonuses, and all other forms of remuneration in calculating the "regular
12 rate of pay" for purposes of overtime compensation.

13 25. Under the California Labor Code (as well as the FLSA), courts have consistently held
14 that regularly paid non-discretionary bonuses (and other forms of pay) must be included in
15 determining an employee's "regular rate of pay" for purposes of calculating overtime. (See *Haber v.*
16 *The Americana Corp.* 378 F. 2d 854, 855-856 (9th Cir. 1967) [holding that regularly paid efficiency
17 bonuses must be included in calculating the "regular rate"]; *Wang v. Chinese Daily News, Inc.* 435 F.
18 Supp. 2d 1042, 1055-1057 (C.D. Cal. 2006) [granting summary judgment to Plaintiff under California
19 and federal law on the grounds, that Defendant improperly calculated overtime by excluding annual
20 bonuses paid to employees from the "regular rate of compensation"]; see *Walling v. Youngerman-*
21 *Reynolds Hardwood Co.* (1945) 65 S.Ct. 1242, 1245. ("The regular rate by its very nature must reflect
22 all payments which the parties have agreed shall be received regularly during the workweek,
23 exclusive of overtime payments. It is not an arbitrary label chosen by the parties but an actual fact.
24 Once the parties have decided upon the amount of wages and the mode of payment, the determination
25 of the regular rate becomes a matter of mathematical computation, the result of which is unaffected
26 by any designation of a contrary 'regular rate' in the contracts."); see also 29 CFR §§ 778.110
27 ("production bonus") and 778.111 ("piece-rate").

28 ///

1 26. By their policy of requiring Plaintiff and the other aggrieved employees to work in
2 excess of eight (8) hours in a workday and/or forty (40) hours in a workweek without compensating
3 them at the lawful rate of one-half (1 1/2) their “regular rate of pay,” Defendant willfully violated the
4 provisions of Labor Code § 510 and the applicable Wage Orders.

5 27. Accordingly, through PAGA and to the extent permitted by law, Plaintiff and other
6 aggrieved employees are entitled to recover penalties for violations of Labor Code §§ 204, 210, 510,
7 1194, 1197.1, 1199 1197.1 under Labor Code § 1197.1, 1199, or Labor Code § 2699(f)(2), and for
8 attorneys’ fees and costs pursuant to Labor Code § 2699(g)(1).

9 28. Furthermore, at all relevant times, Defendant also failed in its obligation to provide
10 Plaintiff and other aggrieved employees the legally required paid sick days at the legal rate pursuant
11 to Labor Code §§ 246(a),(b), which requires that “[a]n employee who, on or after July 1, 2015, works
12 in California for the same employer for 30 or more days within a year from the commencement of
13 employment is entitled to paid sick days. . . at the rate of not less than one hour per every 30 hours
14 worked, beginning at the commencement of employment.” Labor Code § 246(l)(1) provides that paid
15 sick time for aggrieved employees must be “calculated in the same manner as the regular rate of pay
16 for the workweek in which the employee uses paid sick time, whether or not the employee actually
17 works overtime in that workweek.”

18 29. Additionally, Labor Code § 246(l)(2) states that the paid sick time must be “calculated
19 by dividing the employee’s total wages, not including overtime premium pay, by the employee’s total
20 hours worked in the full pay periods of the prior 90 days of employment.” Finally, Labor Code §246(i)
21 requires employers to “provide an employee with written notice that sets forth the amount of paid
22 sick leave available, or paid time off leave an employer provides in lieu of sick leave, for use on either
23 the employee’s itemized wage statement described in Section 226 or in a separate writing provided
24 on the designated pay date with the employee’s payment of wages.”

25 30. Here, at all relevant times, Defendant failed in its obligation to provide Plaintiff and
26 other aggrieved employees the legally required paid sick days at the legal rate, including all forms of
27 compensation, pursuant to Labor Code §§ 246(a), (b). As such, Defendant paid sick time below the
28 “regular rate of pay” as required by Labor Code §§ 246(l) (1-2). Based on the foregoing Labor Code

1 violations, Plaintiff seeks all civil and statutory penalties available and applicable under Labor Code
2 § 2699(f)(2), and for attorneys' fees and costs pursuant to Labor Code § 2699(g)(1).

3 31. Moreover, at all relevant times, Plaintiff and other aggrieved employees were denied
4 compliant and timely 30-minute off-duty meal periods as mandated by California law. Due to
5 Defendant's uniform meal period policies/practices, operational requirements, and work demands,
6 Plaintiff and other aggrieved employees often could not take timely and uninterrupted net 30-minute
7 first meal periods before the end of the fifth hour of work. Further, when Plaintiff and other aggrieved
8 employees worked more than 10.0 hours in a shift, they were not allowed and permitted to take a
9 mandated second meal period before the end of the tenth hour of work in violation of the Labor Code
10 and applicable Wage Orders. Indeed, Plaintiff's and other aggrieved employees' meal periods were
11 often interrupted and/or lasted fewer than 30 minutes due to Defendant's meal period
12 policies/procedures, operational requirements, and work demands.

13 32. In addition, for each missed or non-compliant meal period, Defendant failed and
14 continues to fail to maintain a mechanism by which aggrieved employees were paid meal period
15 premiums at the "regular rate of pay" pursuant to *Ferra v. Loews Hollywood Hotel, LLC* (2021) 11
16 5th 858 and Labor Code § 226.7.

17 33. Accordingly, due to Defendant's uniform meal period practices, aggrieved employees
18 were also regularly denied legally compliant meal periods in violation of Labor Code §§ 226.7, 510,
19 516, and applicable Wage Orders, and would be entitled to penalties under Labor Code § 2698 *et seq.*

20 34. Next, at all relevant times, Plaintiff and other aggrieved employees were not provided
21 with all 10-minute rest periods for every four hours worked, or a major fraction thereof, due to
22 Defendant's uniform rest period policies/practices, operational requirements, work demands and
23 understaffing. As a result, Plaintiff and other aggrieved employees were and are often unable to take
24 a net 10-minute duty-free rest period for every major fraction of four hours worked. This includes a
25 second rest period for shifts in excess of six hours and a third rest period for shifts in excess of 10.0
26 hours in a workday.

27 35. By not relieving all aggrieved employees of all duties during rest periods, Defendant
28 failed to provide legally compliant rest periods. See *Augustus v. ABM Security Services, Inc.* (2016)

1 2 Cal. 5th 257, 269 [concluding that “during rest periods employers must relieve employees of all
2 duties and relinquish control over how employees spend their time.”] (Emphasis added). In *Augustus*,
3 the California Supreme Court expressly rejected the employer’s assertion that it could provide an on-
4 duty rest period to employees who worked as security guards and further explained: “that employers
5 [must] relinquish any control over how employees spend their break time and relieve their employees
6 of all duties.” *Id.* at 273. Each time aggrieved employees were unable to take a compliant rest period,
7 Defendant failed and continues to fail to adequately pay rest period premium payments at the “regular
8 rate of pay” as required by Labor Code § 226.7.

9 36. Accordingly, due to Defendant’s uniform rest period policies/practices, aggrieved
10 employees were regularly denied legally compliant rest breaks in violation of Labor Code §§ 226.7,
11 512, and applicable Wage Orders, and would be entitled to penalties under Labor Code § 2698 *et seq.*

12 37. As a result of Defendant’s failure to pay Plaintiff and other aggrieved employees for
13 all hours they were subject to the control of Defendant, including all minimum and overtime wages,
14 Defendant’s failure to adequately pay for all overtime/sick pay wages at the appropriate legal rate,
15 and Defendant’s failure to pay all meal and rest period premiums at the “regular rate of pay,”
16 Defendant issued wage statements which failed to identify the gross wages earned accurately, the
17 total hours worked, the net wages earned, and the correct corresponding number of hours worked at
18 each hourly rate, in violation of Labor Code § 226(a)(1, 2, 5, and 9).

19 38. Labor Code § 226.3 provides that “[a]ny employer who violates subdivision (a) of
20 Section 226 shall be subject to a civil penalty in the amount of two hundred fifty dollars (\$250) per
21 employee per violation in an initial violation and one thousand dollars (\$1,000) per employee for
22 each violation in a subsequent citation, for which the employer fails to provide the employee a wage
23 deduction statement or fails to keep the required in subdivision (a) of Section 226.”

24 39. Thus, for the violations of Labor Code section 226 described above, Plaintiff and other
25 aggrieved employees may also recover Labor Code § 226.3 penalties for Defendant’s violations of
26 Labor Code § 226(a). Consequently, because Defendant failed to comply with Labor Code § 226(a),
27 Plaintiff and other aggrieved employees would be entitled to recover penalties under Labor Code §
28 226(e) and/or 2698 *et seq.*

40. Moreover, because Defendant failed to pay all minimum, overtime, sick pay wages, and meal and rest period premiums at the “regular rate of pay,” Defendant also failed and continues to fail to pay Plaintiff and other aggrieved employees all wages owed at their time of separation from employment in violation of Labor Code §§ 201-203. Thus, aggrieved employees would be entitled to recover waiting time penalties under Labor Code §§ 201-203 and/or 2698 *et seq.*

41. Finally, at all relevant times, Defendant required Plaintiff and other aggrieved employees to incur necessary business expenses for work-related purposes, including, but not limited to, the use of personal cell phones and other work tools/items but did not reimburse aggrieved employees adequately for these necessary expenditures in violation of Labor Code §§ 2802-2804. (*See Cochran v. Schwan's Home Service, Inc.*, (2014) 228 Cal.App.4th 1137, 1144 ["[i]f an employee is required to make work-related calls on a personal cell phone, then he or she is incurring an expense for the purposes of section 2802. It does not matter whether the phone bill is paid for by a third person or at all...To show liability under section 2802, an employee needs only to show that he or she was required to use a personal cell phone to make work-related calls, and he or she was not reimbursed"].)

42. Here, Defendant uniformly failed to reimburse aggrieved employees for a reasonable portion of the cell phone bill and other necessary costs incurred in discharging their duties for those aggrieved employees. Accordingly, due to Defendant's uniform failure to adequately reimburse for necessary business expenditures in violation of Labor Code §§ 2802-2804 and applicable Wage Orders. Plaintiff and other aggrieved employees would be entitled to civil penalties under Labor Code § 2698 *et seq.*

FIRST CAUSE OF ACTION

PRIVATE ATTORNEYS GENERAL ACT

(Plaintiff and Similarly Aggrieved Employees Against All Defendants)

43. Plaintiff re-alleges and incorporates by reference each and every allegation set forth in the preceding paragraphs.

44. Defendant has committed several Labor Code violations against Plaintiff and other similarly aggrieved employees. Plaintiff, and “aggrieved employee” within the meaning of Labor Code § 2698 *et seq.*, acting on behalf of the State of California, brings this representative action

1 against Defendant to recover the civil penalties due to Plaintiff, other similarly aggrieved employees,
2 and the State of California according to proof pursuant to Labor Code § 2699 (a) and (f) including,
3 but not limited to (1) \$100 for each initial violation and \$200 for each subsequent violation per
4 employee per pay period for those violations of the Labor Code for which no civil penalty is
5 specifically provided based on the following Labor Code violations:

- 6 a) Defendant's failure to record and pay for all hours worked accurately;
- 7 b) Defendant's failure to pay all overtime wages at the "regular rate of pay" because
8 Defendant failed to include all forms of compensation, including, but not limited to, shift differentials,
9 non-discretionary bonuses, incentive pay, and other forms of remuneration;
- 10 c) Defendant's failure to pay all sick pay at the "regular rate of pay";
- 11 d) Defendant's failure to allow and permit legally compliant meal periods or compensation
12 at the "regular rate of pay" in lieu thereof;
- 13 e) Defendant's failure to allow and permit legally compliant rest periods or compensation
14 at the "regular rate of pay" in lieu thereof;
- 15 f) Defendant's failure to furnish legally compliant wage statements pursuant to Labor
16 Code § 226(a);
- 17 g) Defendant's failure to timely pay final wages to aggrieved employees at the time of
18 separation from employment was unlawful; and
- 19 h) Defendant's failure to reimburse aggrieved employees for all necessary business
20 expenses in violation of Labor Code §§ 2802-2804.

21 45. On or about April 2, 2024, Plaintiff notified Defendant SmartStop Storage Advisors,
22 LLC. via certified mail and the California Labor and Workforce Development Agency ("LWDA")
23 via its website of Defendant's violations of the California Labor Code § 2698 *et. seq.* with respect to
24 violations of the California Labor Code identified in Paragraph 40 (a)-(i). Now that sixty-five days
25 (65) have passed from Plaintiff notifying Defendant of these violations, Plaintiff has exhausted her
26 administrative requirements for bringing a claim under the Private Attorneys General Act with respect
27 to these violations.

28 ///

46. Plaintiff was compelled to retain counsel to file this court action to protect her interests and the interests of other similarly aggrieved employees and to assess and collect the civil penalties owed by Defendant. Plaintiff has, therefore, incurred attorneys' fees and costs, which she is entitled to receive under California Labor Code § 2699.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff prays for judgment on behalf of the State of California against Defendant, as follows:

1. Upon the First Cause of Action, for civil penalties due to similarly aggrieved employees, and the State of California according to proof pursuant to Labor Code § 2699 (a) and (f) including, but not limited to: (1) \$100 for each initial violation and \$200 for each subsequent violation per employee per pay period for those violations of the Labor Code for which no civil penalty is specifically provided under the Labor Code;

2. For attorneys' fees and costs as provided by Labor Code § 2698 *et seq.*, and Code of Civil Procedure §1021.5; and

3. For such other relief that the Court may deem just and proper.

Dated: June 7, 2024

FALAKSSA LAW, P.C.
BOKHOUR LAW GROUP, P.C.

By:

Joshua Falakassa, Esq.
Mehrddad Bokhour, Esq.
Attorneys for Plaintiff and the Putative Classes