1 JASON D. LAZARK, Counsel (SBN 263714) Bureau of Real Estate 2 P. O. Box 137007 Sacramento, CA 95813-7007 3 4 Telephone: (916) 263-8672 (916) 263-8684 (Direct) -or-5 6 7 BEFORE THE BUREAU OF REAL ESTATE 8 STATE OF CALIFORNIA 9 10 In the Matter of the Application of: 11 12 JAMES EDWARD HANSEN, 13 Respondent. 14 15 16 JAMES EDWARD HANSEN ("Respondent"), alleges as follows: 17 18 On or about December 7, 2015, Respondent made application to the Bureau of 19 Real Estate of the State of California for a real estate salesperson license. 20 **CRIMINAL CONVICTIONS** 21 2 22

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FILED

FEB 17 2017 BUREAU OF REAL ESTATE B. Micholis

No. H- 6492 SAC

STATEMENT OF ISSUES

The Complainant, TRICIA D. PARKHURST, acting in her official capacity as a Supervising Special Investigator of the State of California, for Statement of Issues against

On or about October 12, 2012, in the Superior Court of the State of California, County of Sacramento, Case Number 12F03138, Respondent was convicted of violating Penal Code Section 261.5(c) (unlawful sexual intercourse with a minor more than three years younger than the perpetrator), a felony which bears a substantial relationship under Section 2910, Title 10, California Code of the Regulations ("the Regulations"), to the qualifications, functions or

duties of a real estate licensee.

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On or about March 22, 2011, in the Superior Court of the State of California, County of Sacramento, Case Number 11T01808, Respondent was convicted of violating Vehicle Code Section 23152(b) (driving with a blood alcohol level at or above .08%), a misdemeanor which bears a substantial relationship under Section 2910 of the Regulations to the qualifications, functions or duties of a real estate licensee.

GROUNDS FOR DENIAL

Respondent's criminal convictions, as described above in Paragraphs 2 and 3, constitutes grounds for denial of Respondent's application for a real estate license under Sections 480(a) (conviction of a crime) and 10177(b) (conviction of a crime) of the Business and Professions Code ("the Code").

WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of a real estate salesperson license to Respondent, and for such other and further relief as may be proper under other provisions of law.

TRICIA D. PARKHURST Deputy Real Estate Commissioner

Dated at Sacramento, California, this What day of Date 20

DISCOVERY DEMAND

Pursuant to Sections 11507.6, et seq. of the Administrative Procedure Act, the Bureau hereby makes demand for discovery pursuant to the guidelines set forth in the Administrative Procedure Act. Failure to provide Discovery to the Bureau may result in the exclusion of witnesses and documents at the hearing or other sanctions that the Office of Administrative Hearings deems appropriate.

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