

1 AMELIA V. VETRONE, Counsel (SBN 134612)  
2 Bureau of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105

5 Telephone: (213) 576-6982  
6 (Direct) (213) 576-6940

**FILED**

**OCT 12 2017**

**BUREAU OF REAL ESTATE**

By John C. Gurd

7  
8 **BEFORE THE BUREAU OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

10 \* \* \*

11 In the Matter of the Accusation Against ) No. H-40807 LA  
12 )  
13 XIOMARA E. SANDOVAL, ) ACCUSATION  
14 ) Respondent. )

15 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
16 of California, acting in her official capacity, for cause of Accusation against XIOMARA E.  
17 SANDOVAL aka Xio E. Sandoval aka Xiomara Elena Sandoval aka Zio E. Sandoval  
18 (“Respondent”) alleges as follows:

19 1.

20 All references to the “Code” are to the California Business and Professions  
21 Code, all references to the “Real Estate Law” are to Part 1 of Division 4 of the Code, and all  
22 references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

23 2.

24 Respondent is presently licensed and/or has license rights under the Real Estate  
25 Law as a real estate salesperson. Respondent was first issued a real estate salesperson license  
26 by the Bureau of Real Estate (“Bureau”) on April 21, 2001. Respondent’s real estate license  
27 will expire on April 20, 2020.

1 (CRIMINAL CONVICTIONS)

2 2.

3 On or about May 20, 2016, in the Superior Court of California, County of Los  
4 Angeles, in Case No. 6ES01015, Respondent was convicted of violating Vehicle Code Sections  
5 23152(a) (Driving with Blood Alcohol Above 0.08%) and 20002(a) (Hit and Run Property  
6 Damage), both misdemeanors. These crimes are substantially related to the qualifications,  
7 functions or duties of a real estate licensee under Regulation 2910.

8 3.

9 On or about March 15, 2017, in the Superior Court of California, County of Los  
10 Angeles, in Case No. 6MN06128, Respondent was convicted of violating Vehicle Code Section  
11 12500(a) (Driving Without a Valid Driver's License), a misdemeanor. This crime is  
12 substantially related to the qualifications, functions or duties of a real estate licensee under  
13 Regulation 2910.

14 4.

15 The crimes of which Respondent was convicted, as described above, constitute  
16 cause under Code Sections 490 and 10177(b) for the suspension or revocation of the license  
17 and license rights of Respondent under the Real Estate Law.

18 5.

19 California Business and Professions Code Section 10106 provides, in pertinent  
20 part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the  
21 Commissioner may request the administrative law judge to direct a licensee found to have  
22 committed a violation of this part to pay a sum not to exceed the reasonable costs of  
23 investigation and enforcement of the case.

24 ///

25 ///

26 ///

27 ///

