

1 STEVE CHU, Counsel (SBN 238155)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105

4 Telephone: (213) 620-6430
5 Fax: (213) 576-6917

FILED

APR 14 2022

DEPT. OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Application of) No. H-42166 LA
13 ROSALINO PAVIA,) STATEMENT OF ISSUES
14 Respondent.)
15 _____)

16 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
17 State of California, for Statement of Issues against ROSALINO PAVIA, a.k.a. ROSALINO
18 ANGELES PAVIA, a.k.a. ROSALINO PAVIA JR, a.k.a. ROSALINO ANGELES PAVIA JR,
19 a.k.a. ROSALINO PAVIAALMAZAN, a.k.a. ROSALINO PAVIA ALMAZAN
20 (“Respondent”), is informed and alleges as follows:

21 1.

22 The Complainant, Veronica Kilpatrick, acting in her official capacity as a
23 Supervising Special Investigator of the State of California, makes this Statement of Issues
24 against ROSALINO PAVIA.

25 2.

26 On or about June 12, 2020, Respondent made application to the Department of
27 Real Estate of the State of California for a real estate salesperson license.

Statement of Issues of Rosalino Pavia

1 3.

2 On or about June 21, 2012, Respondent pled guilty and was convicted in the
3 Superior Court of California, County of Orange, Case No. 11WF2434, for violation of
4 California Penal Code section 211/212.5(c) with enhancement under Penal Code
5 section 12022.7(a) (Robbery Second Degree with Great Bodily Injury), a felony. Respondent
6 was ordered to serve five years in prison and pay restitution, fines and fees.

7 4.

8 On or about November 16, 2016, Respondent pled guilty and was convicted in
9 the Superior Court of California, County of Orange, Case No. 16HM12205, for violation of
10 California Vehicle Code section 23152(a) (Driving Under the Influence), a misdemeanor, and
11 Vehicle Code section 23152(b) (Driving with Blood Alcohol 0.08% or More), a misdemeanor.
12 Respondent was placed on three years of informal probation, and ordered to pay restitution,
13 fines and fees. Additionally, Respondent was ordered to complete a 3 month Level 1 First
14 Offender Alcohol Program.

15 5.

16 On or about June 6, 2017, Respondent pled guilty and was convicted in the
17 Superior Court of California, County of Orange, Case No. 17WF0984, for violation of
18 California Penal Code section 245(a) (Assault with a Deadly Weapon), a felony. Respondent
19 was placed on five years of formal probation, and ordered to serve 365 days in jail and pay
20 restitution, fines and fees.

21 6.

22 The convictions described in Paragraphs 3 through 5 bear a substantial
23 relationship under section 2910, Title 10, Chapter 6, California Code of Regulations to the
24 qualifications, functions or duties of a real estate licensee.

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Statement of Issues of Rosalino Pavia

1 7.

2 The crimes of which Respondent was convicted, as described in Paragraphs 3
3 through 5 above, constitute cause for denial of Respondent's application for a real estate license
4 under Business and Professions Code sections 475(a)(2)-(3), 480(a)(1)-(2), and 10177(b)(1).

5 8.

6 These proceedings are brought under the provisions of section 10100,
7 Division 4 of the Business and Professions Code of the State of California and sections 11500
8 through 11528 of the California Government Code.

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

14
15 Dated at San Diego, California

16 this 13 day of April, 2022

17
18 *V Kilpatrick*

19 _____
20 Veronica Kilpatrick
21 Supervising Special Investigator

22 cc: ROSALINO PAVIA
23 Veronica Kilpatrick
24 Sacto.

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Statement of Issues of Rosalino Pavia