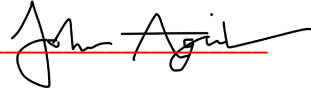


1 KATHY YI, Counsel (SBN 236736)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 Direct: (213) 576-6940
7 Attorney for Complainant

FILED

September 11, 2023

Department of Real Estate

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) No. H-42668 LA
12)
13 VICTOR A. SALINAS,) ACCUSATION
14)
15 Respondent.)
16)

17 The Complainant, Jason Parson, a Supervising Special Investigator of the State
18 of California, for cause of Accusation against VICTOR A. SALINAS, a.k.a. Victor Armando
19 Salinas (“Respondent”), alleges as follows:

20 1.

21 The Complainant, Jason Parson, a Supervising Special Investigator of the State
22 of California, makes this Accusation in his official capacity.

23 2.

24 Respondent presently has license rights under the Real Estate Law, Part 1 of
25 Division 4 of the California Business and Professions Code (“Code”), as a real estate
26 salesperson (License ID 01808894). On July 30, 2023, Respondent’s salesperson license
27 expired. Pursuant to Code Section 10201, Respondent retains renewal rights for two years.
The Department of Real Estate holds jurisdiction over the lapsed license, pursuant to Code

1 Section 10103.

2 (CRIMINAL CONVICTION)

3 3.

4 On or about September 8, 2022, in the Superior Court of California, County of
5 Los Angeles, Case No. KA129197, Respondent was convicted, after a guilty plea, for violating
6 Penal Code section 261.5(c) (unlawful sexual intercourse with minor more than 3 years
7 younger), a felony. The court sentenced Respondent to two (2) years in county jail and ordered
8 Respondent to pay restitution, fines, and fees. The court also issued a protective order,
9 prohibiting Respondent from having any contact with the named protected persons and not
10 come within 100 yards of the protected persons.

11 4.

12 The conviction, as described in Paragraph 3 above, bears a substantial
13 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the
14 qualifications, functions or duties of a real estate licensee.

15 5.

16 The crime for which Respondent was convicted, as described in Paragraph 3
17 above, constitutes cause under Code sections 490 and 10177(b) for the suspension or
18 revocation of the license and/or license rights of Respondent under the Real Estate Law.

19 (FAILURE TO REPORT CONVICTION)

20 6.

21 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, “the
22 conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest, of any
23 felony or misdemeanor” to the Department of Real Estate (“Department”) within thirty (30)
24 days of the conviction. Respondent failed to report in writing to the Department the conviction,
25 described in Paragraph 3 above, within thirty (30) days of the conviction date.

26 7.

27 Respondent’s failure to timely report the conviction described in Paragraph 3

1 above constitutes cause under Section 10186.2 of the Code for the suspension or revocation of
2 the license and/or license rights of Respondent under the Real Estate Law.

3 (COSTS OF INVESTIGATION AND ENFORCEMENT)

4 8.

5 California Business and Professions Code section 10106, provides, in pertinent
6 part, that in any order issued in resolution of a disciplinary proceeding before the Department
7 of Real Estate, the Commissioner may request the administrative law judge to direct a licensee
8 found to have committed a violation of this part to pay a sum not to exceed the reasonable costs
9 of the investigation and enforcement of the case.

10 9.

11 These proceedings are brought under the provisions of Section 10100, Division
12 4 of the Business and Professions Code of the State of California and Sections 11500 through
13 11528 of the California Government Code.

14 WHEREFORE, Complainant prays that a hearing be conducted on the
15 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
16 disciplinary action against all the licenses and license rights of VICTOR A. SALINAS under
17 the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for
18 such other and further relief as may be proper under other applicable provisions of law.

19
20 Dated at Los Angeles, California, on Sep 11, 2023.

21
22
23 

24 Jason Parson
25 Supervising Special Investigator

26 cc: VICTOR A. SALINAS
27 JFI Realty, Inc.
Jason Parson
Sacto.