

1 KYLE T. JONES, Attorney (SBN 300751)
2 Department of Real Estate
3 Legal Division
4 651 Banon Street, Suite 507
5 Sacramento CA 95811

6 Telephone: (916) 737-4389
7 (916) 263-3767 (Fax)
8 (916) 576-7840 (Direct)

FILED

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DEPARTMENT OF REAL ESTATE
By B. Nicholas

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13 LUKE ANTHONY RAMOS,) No. H-3561 FR
14 Respondent.) ACCUSATION

15 The Complainant, RUBEN CORONADO, acting in his official capacity as a
16 Supervising Special Investigator of the State of California, for this Accusation against LUKE
17 ANTHONY RAMOS ("Respondent"), is informed and alleges as follows:

18 1

19 Respondent is presently licensed and/or has license rights under the Real Estate
20 Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real
21 estate salesperson.

22 2

23 On or about August 9, 2023, Respondent submitted a salesperson renewal
24 application to the Department of Real Estate ("Department").

25 3

26 In response to Question 13 of said salesperson renewal application to wit: "ARE
27 THERE CRIMINAL CHARGES PENDING AGAINST YOU AT THIS TIME, OR ARE YOU

1 CURRENTLY AWAITING JUDGMENT AND SENTENCING FOLLOWING ENTRY OF A
2 PLEA OR JURY VERDICT? **IF YES, COMPLETE ITEM 18,**” Respondent concealed and
3 failed to disclose the pending charges described below in paragraph 4.

4 4

5 On or about November 28, 2022, in the Superior Court of California, County of
6 Santa Clara, Case No. C2216063, Respondent was charged with violating Sections 23152(a)
7 (driving under the influence) and 23152(b) (driving under the influence-over .08%) of the
8 California Vehicle Code, misdemeanors. The charges against Respondent were disposed of on
9 December 20, 2023.

10 5

11 On or about December 23, 2023, in the Superior Court of California, County of
12 Santa Clara, Case No. C2216063, Respondent was convicted of violating Section 23152(b) of the
13 California Vehicle Code, a misdemeanor and a crime that bears a substantial relationship to the
14 qualifications, functions or duties of a real estate licensee pursuant to Section 2910, Title 10,
15 Chapter 6, of the California Code of Regulations.

16 6

17 On June 10, 2024, a diligent search was made of the records of the Department
18 relating to Respondent’s real estate salesperson license No. 02098122. No record or written
19 notice was received within 30 days from Respondent notifying the Department, in writing, of any
20 conviction, license disciplinary action, criminal complaint, information, or indictment charging a
21 felony.

22 GROUND FOR DISCIPLINE

23 7

24 The facts alleged in Paragraphs 5, above, constitute cause under Sections 490
25 (conviction of substantially related crime) and 10177(b) (conviction of substantially related
26 crime) of the Code for the suspension or revocation of all licenses and license rights of
27 Respondent under the Real Estate Law.

Respondent's failure to report the conviction to the Department, as described in Paragraph 4, above, violates Section 10186.2 (a) (conviction reporting requirements) of the Code, and constitutes cause under Section 10177(d) (willful disregard or violation of Real Estate Law) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

The facts alleged in Paragraphs 2, 3, and 4, above, constitute cause under Section 10177(a) (attempt to procure a license renewal by fraud, misrepresentation, or deceit) of the Code for the suspension or revocation of all licenses and license rights of Respondent under the Real Estate Law.

MATTER IN AGGRAVATION

On or about June 21, 2016, in the Superior Court of the State of California, County of San Benito, Case No. CR-16-00725, Respondent was convicted of violating Section 23152(b) of the California Vehicle Code, a misdemeanor.

COST RECOVERY

The Department will seek to recover the costs of the investigation and prosecution of this case pursuant to Section 10106 of the Code which provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent under the Real Estate Law, for the

1 cost of investigation and enforcement as permitted by law, and for such other and further relief
2 as may be proper under other provisions of law.

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4 
5 RUBEN CORONADO
6 Supervising Special Investigator

7 Dated at Fresno, California,
8 this 30th day of September 2024.

9
10 DISCOVERY DEMAND
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12 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
13 Department hereby makes demand for discovery pursuant to the guidelines set forth in the
14 *Administrative Procedure Act*. Failure to provide Discovery to the Department may result in the
15 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
16 Administrative Hearings deems appropriate.