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DEPARTMENT OF REAL ESTATE

By S. Black

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of

JULISSA GARCIA ,

No. H-5456 SAC

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE
BUT GRANTING RIGHT TO A RESTRICTED LICENSE

On January 29, 2013, in Case No. H-5456 SAC, a Decision was rendered
revoking the real estate salesperson license of Respondent effective February 20, 2013.

On October 3, 2017, Respondent petitioned for reinstatement of said real estate
salesperson license, and the Attorney General of the State of California has been given notice of
the filing of said petition.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and
integrity than an applicant for first time licensure. The proof must be sufficient to overcome the
prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

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1 I have considered Respondent's petition and the evidence submitted in support
2 thereof.

3 The Department has developed criteria in Section 2911 of Title 10, California
4 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for
5 reinstatement of a license. Among the criteria relevant in this proceeding are:

6 Regulation 2911(k) Correction of business practices resulting in injury to others
7 or with the potential to cause such injury.

8 Respondent has not been able to demonstrate correction of business practice in a
9 fiduciary capacity.

10 Respondent has failed to demonstrate to my satisfaction that Respondent has
11 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's unrestricted real
12 estate salesperson license.

13 I am satisfied, however, that it will not be against the public interest to issue a
14 restricted real estate salesperson license to Respondent.

15 A restricted real estate salesperson license shall be issued to Respondent pursuant
16 to Section 10156.5 of the Business and Professions Code, if Respondent satisfies the following
17 conditions prior to and as a condition of obtaining a restricted real estate salesperson license
18 within twelve (12) months from the effective date of this Order:

19 1. Respondent shall qualify for, take and pass the real estate salesperson
20 license examination.

21 2. Submittal of a completed application and payment of the fee for a real
22 estate salesperson license.

23 The restricted license issued to Respondent shall be subject to all of the provisions
24 of Section 10156.7 of the Business and Professions Code and to the following limitations,
25 conditions and restrictions imposed under authority of Section 10156.6 of that Code:

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1 A. The restricted license issued to Respondent may be suspended prior to
2 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or
3 plea of nolo contendere to a crime which is substantially related to Respondent's fitness or
4 capacity as a real estate licensee.

5 B. The restricted license issued to Respondent may be suspended prior to
6 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the
7 Commissioner that Respondent has violated provisions of the California Real Estate Law, the
8 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to
9 the restricted license.

10 C. Respondent shall not be eligible to apply for the issuance of an
11 unrestricted real estate license nor the removal of any of the limitations, conditions or
12 restrictions of a restricted license until two (2) years have elapsed from the date of the issuance
13 of the restricted license to Respondent.

14 D. Respondent shall submit with any application for license under an
15 employing broker, or any application for transfer to a new employing broker, a statement signed
16 by the prospective employing real estate broker on a form approved by the Department of Real
17 Estate which shall certify:

18 1. That the employing broker has read the Decision of the Commissioner
19 which granted the right to a restricted license; and

20 2. That the employing broker will exercise close supervision over the
21 performance by the restricted licensee relating to activities for which a real estate license is
22 required.

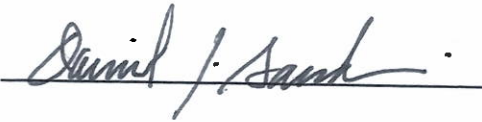
23 E. Respondent shall notify the Commissioner in writing within 72 hours of
24 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,
25 Post Office Box 137007, Sacramento, CA 95813-7007. The letter shall set forth the date of
26 Respondent's arrest, the crime for which Respondent was arrested and the name and address of
27 the arresting law enforcement agency. Respondent's failure to timely file written notice shall

1 constitute an independent violation of the terms of the restricted license and shall be grounds for
2 the suspension or revocation of that license.

3 This Order shall become effective at 12 o'clock noon on JAN 29 2019.

4 IT IS SO ORDERED December 21, 2018

5 DANIEL J. SANDRI
6 ACTING REAL ESTATE COMMISSIONER

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