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FILED

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By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-05932 SD
13 RANDY EMIL SABBARA,) ACCUSATION
14 Respondent.)

15 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
16 State of California, for cause of Accusation against RANDY EMIL SABBARA
17 (“Respondent”), also known as “Randy Eric Sabbara”, alleges as follows:

18 1.

19 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the
20 State of California, makes this Accusation in her official capacity.

21 2.

22 All references to the “Code” are to the California Business and Professions Code
23 and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

24 LICENSE HISTORY

25 3.

26 a. At all times herein mentioned, Respondent was and still is licensed and/or has
27 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and

ACCUSATION

1 Professions Code, as a real estate salesperson (“RES”), Department of Real Estate¹
2 (“Department”) license ID 02212344.

3 b. The Department originally issued Respondent’s RES license on or about
4 August 10, 2023.

5 c. Respondent’s RES license will expire on August 9, 2027, unless renewed.

6 CAUSE FOR DISCIPLINE

7 (CRIMINAL CONVICTION)

8 4.

9 November 29, 2023; Vehicle Code (“VC”) Sections 23153(b) - Felony

10 a. On or about July 31, 2024, in the Superior Court of California, Riverside
11 County, in Case No. **SWF2401379** entitled The People of the State of California v. Randy Emil
12 Sabbara, a felony complaint was brought against Respondent for violations of (1) VC Section
13 10851(a) (unlawfully drive or take a vehicle without consent), a felony, (2) VC Section 23152
14 (driving under the influence of alcohol), a misdemeanor, and (3) VC Section 23152(b) (driving
15 with a blood alcohol concentration of .08 percent or more), a misdemeanor.

16 b. On or about January 22, 2025, Respondent pled guilty to and was convicted
17 for violation of (1) VC Section 10851(a) (unlawfully drive or take a vehicle without consent), a
18 felony, and (2) VC Section 23152(b) (driving with a blood alcohol concentration of .08 percent
19 or more), a misdemeanor.

20 c. Also on or about January 22, 2025, the Court suspended the imposition of
21 sentence and placed Respondent on summary probation for 36 months under certain terms and
22 conditions, including, in part, 30 days jail (work release program), attend and complete 3 month
23 first offender impaired driver program, payment of restitution in the amount of \$50,827.00,
24 and payment of fines and fees.

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27 ¹ Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate
under the Department of Consumer Affairs.

1 (IN AGGRAVATION)

2 5.

3 February 20, 2002; VC Sections 23152(a) - Misdemeanor

4 a. On or about March 10, 1998, in the Superior Court of California, Orange
5 County, in Case No. **98NS0657**, entitled The People of the State of California v. Randy
6 Sabbara, Respondent pled no contest to and was convicted for violation of VC Section
7 23152(a) (driving under the influence), a misdemeanor.

8 6.

9 The crime of which Respondent was convicted, in Paragraph 4, by its facts and
10 circumstances, bears a substantial relationship under Section 2910, Title 10, Chapter 6,
11 California Code of Regulations to the qualifications, functions or duties of a real estate licensee
12 and constitutes cause under **Code Sections 490 and 10177(b)** for the suspension or revocation
13 of the license and license rights of Respondent under the Real Estate Law.

14 7.

15 These proceedings are brought under the provisions of Section 10100, Division
16 4 of the Business and Professions Code of the State of California and Sections 11500 through
17 11528 of the California Government Code.

18 COSTS

19 8.

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


25 PRAYER

26 WHEREFORE, Complainant prays that a hearing be conducted on the
27 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing

ACCUSATION

1 disciplinary action against all licenses and/or license rights under the Real Estate Law (Part 1 of
2 Division 4 of the California Business and Professions Code) of Respondent RANDY EMIL
3 SABBARA, for the cost of investigation and enforcement as permitted by law, and for such
4 other and further relief as may be proper under applicable provisions of law.

5
6 Dated at San Diego, California this 1st day of April, 2026.

7 
8 Veronica Kilpatrick
9 Supervising Special Investigator

10 cc: RANDY EMIL SABBARA
11 Veronica Kilpatrick
12 Sacto.

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