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**FILED**

JAN 6 2014

BUREAU OF REAL ESTATE

By

*[Signature]*

BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of

JULIO A. VELAZQUEZ,

Respondent.

No. H-6064 SAC

STATEMENT OF ISSUES

The Complainant, TRICIA D. SOMMERS, acting in her official capacity as a  
Supervising Special Investigator of the State of California, for Statement of Issues against  
JULIO A. VELAZQUEZ ("Respondent"), alleges as follows:

1.

On or about December 28, 2012, Respondent made application to the Bureau of  
Real Estate of the State of California for a real estate salesperson license.

2.

On or about May 9, 2008, in the Superior Court of the State of California,  
County of Sacramento, Case Number 08T00776, Respondent was convicted of violating section  
23152(a) of the Vehicle Code (driving while under the influence of alcohol or drugs), a  
misdemeanor which bears a substantial relationship under section 2910, title 10, California  
Code of the Regulations ("the Regulations") to the qualifications, functions or duties of a real  
estate licensee.

1 3.

2 On or about August 11, 2006, in the Superior Court of the State of California,  
3 County of Sacramento, Case Number 06F00978, Respondent was convicted of violating section  
4 532(a) of the Penal Code (gaining possession of money by false pretenses), a felony which  
5 bears a substantial relationship under section 2910, title 10 of the Regulations to the  
6 qualifications, functions or duties of a real estate licensee.

7 4.

8 On or about September 10, 2003, in the Superior Court of the State of California,  
9 County of Colusa, Case Number CR43506, Respondent was convicted of violating section  
10 23152(b) of the Vehicle Code (driving with a blood alcohol level at or above .08%), a  
11 misdemeanor which bears a substantial relationship under section 2910, title 10 of the  
12 Regulations to the qualifications, functions or duties of a real estate licensee.

13 5.

14 On or about January 30, 2002, in the Superior Court of the State of California,  
15 County of Butte, Case Number NCR91661, Respondent was convicted of violating section  
16 10852 of the Vehicle Code (tampering with a vehicle), a misdemeanor which bears a substantial  
17 relationship under section 2910, title 10 of the Regulations to the qualifications, functions or  
18 duties of a real estate licensee.

19 6.

20 Respondent's criminal convictions, as described above in Paragraphs 2 through  
21 5, constitute grounds for denial of Respondent's application for a real estate license under  
22 sections 480(a) and 10177(b) of the Code.

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1 WHEREFORE, Complainant prays that the above-entitled matter be set for  
2 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to  
3 authorize the issuance of, and deny the issuance of a real estate salesperson license to  
4 Respondent, and for such other and further relief as may be proper in the premises.

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7 TRICIA D. SOMMERS  
8 Supervising Special Investigator

9 Dated at Sacramento, California,  
10 this 6<sup>th</sup> day of January, 2014.

11 DISCOVERY DEMAND

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