

FILED

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BUREAU OF REAL ESTATE

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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 WENDELL LERRONE BONNER,) H-6149 SAC
13 Respondent.) STATEMENT OF ISSUES
14)

15 The Complainant, TRICIA D. PARKHURST, in her official capacity as a Deputy
16 Real Estate Commissioner of the State of California, for Statement of Issues against WENDELL
17 LERRONE BONNER, ("Respondent") is informed and alleges as follows:

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19 On or about October 9, 2013, Respondent made application to the Bureau¹ of Real
20 Estate of the State of California ("the Bureau") for a real estate broker license.

21 2

22 On or about October 12, 2001, in the Superior Court of the State of California,
23 County of Santa Clara, Case No. 201275 , Respondent was convicted, upon a plea of no contest,
24 of four (4) counts in violation of Section 484/487(a) of the California² Penal Code (grand theft),
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26 ¹ Effective July 1, 2013, the Department of Real Estate has become the Bureau of Real Estate under the Department
27 of Consumer Affairs pursuant to the Governor's Reorganization Plan of 2012.

² All references are to California Codes and Regulations, unless otherwise stated.

1 all felonies, and crimes which bear a substantial relationship under Section 2910, Title 10 of the
2 California Code of Regulations (“the Regulations”) to the qualifications, functions, or duties of a
3 real estate licensee.

4 3

5 On or about October 12, 2001, in the Superior Court of the State of California,
6 County of Santa Clara, Case No. 206909 , Respondent was convicted, upon a plea of no contest,
7 of three (3) counts in violation of Section 484/487(a) of the Penal Code (grand theft), one count
8 in violation of Section 6126(b) of the Business and Professions Code (unauthorized practice of
9 law), and one count in violation of Section 1320(b) of the Penal Code (failure to appear), all
10 felonies and crimes which bear a substantial relationship under Section 2910, Title 10 of the
11 Regulations to the qualifications, functions, or duties of a real estate licensee.

12 4

13 The facts alleged in paragraphs 2 and 3, above, constitute cause for denial of
14 Respondent’s application for a real estate license under Sections 480(a) (denial of license by
15 board-conviction of crime) and 10177(b) (conviction of crime substantially related to
16 qualifications, functions or duties of real estate licensee) of the Business and Professions Code.

17 Matters in Aggravation

18 5

19 On or about December 8, 1994, after giving Respondent fair notice of the pending
20 charges and being afforded the opportunity for a hearing and other due process protections, in the
21 State Bar of California (“State Bar”) Case No. 94-H-11673-JG, Respondent and the State Bar
22 entered into a Stipulation as to Facts and Disposition (“Disposition”) which provided that
23 Respondent’s State Bar License (No. 122756) was publicly reprovved, along with other terms and
24 conditions. The Disposition was based upon agreed conclusions of law that Respondent failed to
25 comply with conditions attached to a private reprovval effective March 12, 1993 in the previous
26 State Bar Case No. 91-O-02498, whereby Respondent failed to take and pass the Professional
27 Responsibility Examination within one year of the effective date of the private reprovval.

On or about July 16, 1996, after giving Respondent fair notice of the pending charges and being afforded the opportunity for a hearing and other due process protections, in Supreme Court of the State of California ("Supreme Court") Case No. S054772, and related State Bar Case No. 96-Q-03503, the Supreme Court accepted Respondent's voluntary resignation of his State Bar License. On August 7, 1996, upon acceptance by the Supreme Court of Respondent's voluntary resignation of his State Bar License, further disciplinary charges pending against Respondent (State Bar Case Nos. 94-O-16561-EEB, 95-O-14707-EEB, and 95-O-15606-EEB) were dismissed by the State Bar without prejudice.

WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of a real estate broker license to Respondent, and for such other and further relief as may be proper under other provisions of law.


TRICIA D. PARKHURST
Deputy Real Estate Commissioner

Dated at Sacramento, California
this 26th day of June, 2014.