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FILED
JAN 28 2022
DEPARTMENT OF REAL ESTATE
By *J. Taggart*

8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)

13 JONATHAN FRANCIS PATRICK,)

14 Respondent.)

No. H- 7099 SAC

ACCUSATION

15 The Complainant, TRICIA D. PARKHURST, acting in her official capacity as a
16 Supervising Special Investigator of the State of California, for cause of Accusation against
17 JONATHAN FRANCIS PATRICK (hereinafter "Respondent"), is informed and alleges as
18 follows:

19 1

20 Respondent is presently licensed and/or has license rights under the Real Estate
21 Law, Part 1 of Division 4 of the Business and Professions Code (Code) as a real estate
22 salesperson whose license has at all times mentioned herein since April 25, 2018 been, and now
23 is, a restricted real estate salesperson license subject to terms, conditions and restrictions
24 pursuant to Sections 10156.6 and 10156.7 of the Code.

25 2

26 On or about September 2, 2020, in the Superior Court of the State of California,
27 County of Placer, Case No. 62-162124, Respondent was convicted of violating Section 422(a) of

1 the California Penal Code (criminal threats), a misdemeanor, and a crime which bears a
2 substantial relationship under Section 2910, Title 10, California Code of Regulations, to the
3 qualifications, functions, or duties of a real estate licensee.

4 FACTORS IN AGGRAVATION

5 3

6 On or about July 6, 2016, in the Superior Court of the State of California, County
7 of Placer, Case No. 62-144916, Respondent was convicted of violating Sections 23152(a) and
8 23152(b) of the vehicle code (driving under the influence of alcohol or a drug), both
9 misdemeanors.

10 4

11 On or about July 6, 2016, in the Superior Court of the State of California, County
12 of Placer, Case No. 62-141463, Respondent was convicted of violating Sections 23152(a) and
13 23152(b) of the vehicle code (driving under the influence of alcohol or a drug), both
14 misdemeanors.

15 5

16 On or about July 6, 2016, in the Superior Court of the State of California, County
17 of Placer, Case No. 62-143854, Respondent was convicted of violating Section 23152(a) of the
18 vehicle code (driving under the influence of alcohol or a drug), a misdemeanor.

19 6

20 On or about April 12, 2005, in the Superior Court of the State of California,
21 County of Sacramento, Case No. 04T055521, Respondent was convicted of violating Sections
22 23152(a) of the vehicle code (driving under the influence of alcohol or a drug), and Section
23 20002(a) of the vehicle code (hit and run), both misdemeanors.

24 PRIOR ADMINISTRATIVE PROCEEDINGS

25 7

26 Effective April 25, 2018, in Case No. H-6612 SAC before the Department of Real
27 Estate of the State of California, the Real Estate Commissioner denied Respondent's application

1 for a real estate license pursuant to the provisions of Sections 480(a) and 10177(b) of the Code
2 based in part on the facts described in Paragraphs 4 and 5, above, but granted Respondent the
3 right to the issuance of a restricted real estate salesperson license, subject to terms, conditions
4 and restrictions imposed pursuant to Sections 10156.6 and 10156.7 of the Code.

5 8

6 The crime for which Respondent was convicted as described in Paragraph 2
7 above, constitutes cause under Sections 490 and 10177(b) of the Code for suspension or
8 revocation of all licenses and license rights of Respondent under the Real Estate Law.

9 9

10 A diligent search was made of the records of the Department of Real Estate
11 (Department), relating to Respondent's Real Estate Salesperson License. As a result of said
12 search, no record was discovered having been received from Respondent notifying the
13 Department, in writing, of any conviction.

14 10

15 The facts alleged above, in Paragraphs 2 and 9, constitute a violation of Section
16 10186.2 (failure to report in writing, a conviction within 30 days) of the Code, and are grounds
17 for revocation of all licenses and license rights of Respondent under Section 10177(d) of the
18 Code.

19 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
20 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary

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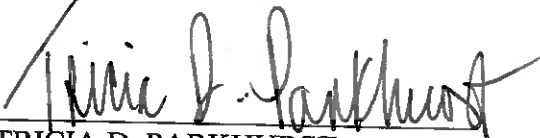
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1 action against all licenses and license rights of Respondent under the Code, and for such other
2 and further relief as may be proper under provisions of law.

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5 TRICIA D. PARKHURST
6 Supervising Special Investigator

7 Dated at Sacramento, California
8 this 26th day of January, 2022.

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10 DISCOVERY DEMAND

11 The Department of Real Estate hereby requests discovery pursuant to Section
12 11507.6 of the California Government Code. Failure to provide discovery to the Department
13 may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as
14 the Administrative Law Judge deems appropriate.