

1 RICHARD K. UNO, Counsel III (SBN 98275)  
2 Department of Real Estate  
3 P. O. Box 137007  
4 Sacramento, CA 95813-7007

5 Telephone: (916) 576-8700.  
6 (916) 576-7848 (Direct)  
7 Email: Richard.Uno@dre.ca.gov

**FILED**

**OCT 09 2023**

DEPARTMENT OF REAL ESTATE  
By J. Taggart

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 ANGEL ARTURO ZAPIEN, )  
13 Respondent. )  
14

No. H- 12698 SF

STATEMENT OF ISSUES

15 The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the  
16 State of California, for Statement of Issues against ANGEL ARTURO ZAPIEN (Respondent),  
17 alleges as follows:

18 1

19 Complainant makes this Statement of Issues in her official capacity.

20 2

21 On or about October 27, 2022, Respondent made application to the Department  
22 of Real Estate of the State of California (Department) for a real estate salesperson license.

23 3

24 On or about January 6, 2016, in the Superior Court of the State of California,  
25 County of Santa Clara, Case No. C1495614, Respondent was convicted of violating Section  
26 211/212.5(C) of the California Penal Code (robbery 2<sup>nd</sup> degree), three counts of violating  
27 Section 211/212.5(A) of the California Penal Code (robbery 1<sup>st</sup> degree), all felonies, and of

1 violating Section 242/243(A) of the California Penal Code (battery), a misdemeanor, all  
2 convictions are crimes which bear a substantial relationship under Section 2910, Title 10,  
3 California Code of Regulations to the qualifications, functions, or duties of a real estate  
4 licensee.

5 4

6 Each felony conviction that Respondent suffered, as set forth in Paragraph 3,  
7 above, falls under the definition of Serious Felony, pursuant to Section 1192.7(c) of the  
8 California Penal Code, and are therefore chargeable under Section 480(A) of the Code.

9 5

10 Respondent's criminal convictions, as described in Paragraph 3, above, constitute  
11 cause for denial of his application for a real estate license under Sections 10177(b) (further  
12 grounds for disciplinary action-conviction of crime) and 480(a) (conviction of crime) of the  
13 Code.

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

18 

19  
20 STEPHANIE YEE  
Supervising Special Investigator

21  
22 Dated at Oakland, California,  
23 this 2nd day of October, 2023.

24 DISCOVERY DEMAND

25 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the  
26 Department hereby makes demand for discovery pursuant to the guidelines set forth in the

27 ///

1 *Administrative Procedure Act.* Failure to provide Discovery to the Department may result in the  
2 exclusion of witnesses and documents at the hearing or other sanctions that the Office of  
3 Administrative Hearings deems appropriate.