

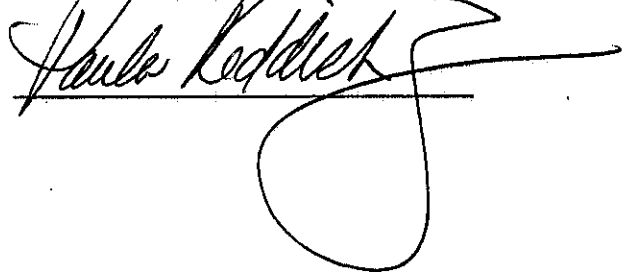


1                    IT IS THEREFORE ORDERED, pursuant to the authority  
2 granted under Section 11520 of the Government Code of the State  
3 of California, that the application of MARIA LUZ MAYTORENA, for a  
4 real estate salesperson license is hereby denied.

5                    This Order is effective immediately.

6                    DATED: November 29, 2001.

7                    PAULA REDDISH ZINNEMANN  
8                    Real estate Commissioner

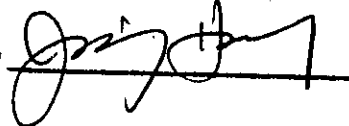
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FILED  
OCT 16 2001

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Application of )  
12 MARIA LUZ MAYTORENA, ) NO. H-29253 LA  
13 Respondent. ) STATEMENT OF ISSUES

15 The Complainant, Thomas McCrady, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against MARIA LUZ MAYTORENA (hereinafter "Respondent") is  
18 informed and alleges in his official capacity as follows:

I

20 On or about April 10, 2001, Respondent applied to the  
21 Department of Real Estate of the State of California for a real  
22 estate salesperson license with the knowledge and understanding  
23 that any license issued as a result would be subject to the  
24 conditions of Section 10153.4 of the Business and Professions  
25 Code.

26 ///

1 II

2 In response to Question 25 of said application, to wit:  
3 "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW? (You may  
4 omit convictions for drunk driving, reckless driving, and minor  
5 traffic citations which do not constitute a misdemeanor or felony  
6 offense)," Respondent answered "No" and failed to disclose the  
7 conviction set forth below in Paragraph III.

8 III

9 On or about November 14, 1985, in the Chino Municipal  
10 Court of the State of California, in case number MCH8077,  
11 Respondent, upon her plea guilty, was convicted of a violation of  
12 Penal Code Section 488 (petty theft), a misdemeanor crime which  
13 by its facts and circumstances involves moral turpitude and is  
14 substantially related under Section 2910, Title 10, California  
15 Code of Regulations to the qualifications, functions or duties of  
16 a real estate licensee.

17 IV

18 Respondent's failure to disclose the conviction set  
19 forth in Paragraph III, above, in said application, constitutes  
20 the procurement of a real estate license by misrepresentation,  
21 fraud or deceit or by making a material misstatement of fact in  
22 said application which is cause for denial of issuance of a  
23 license to an applicant under Sections 498 and 10177(a) of the  
24 California Business and Professions Code.

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1 Further, the crime of which Respondent was convicted,  
2 as described above in Paragraph III, constitutes cause for  
3 denial of her application for a real estate license under  
4 Sections 480(a) and 10177(b) of the California Business and  
5 Professions Code.  
6

7 The Statement of Issues is brought under the provisions  
8 of Section 10100, Division 4 of the Business and Professions Code  
9 of the State of California and Sections 11500 through 11528 of  
10 the Government Code.

11 WHEREFORE, the Complainant prays that the above-  
12 entitled matter be set for hearing and, upon proof of the  
13 charges contained herein, that the Commissioner refuse to  
14 authorize the issuance of, and deny the issuance of a real  
15 estate license to Respondent, MARIA LUZ MAYTORENA, and for such  
16 other and further relief as may be proper in the premises.

17 Dated at Los Angeles, California

18 this 16th day of October, 2001.

19   
20  
21 DEPUTY REAL ESTATE COMMISSIONER

22  
23  
24 cc: Maria Luz Maytorena  
25 Thomas McCrady  
26 ✓ SACTO  
27 EE