

FILED
JUN 12 2008
DEPARTMENT OF REAL ESTATE

By Laura B. [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-29323 LA
SANDRA LUZ CHAVEZ,)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On March 29, 2002, a Decision was rendered herein, denying Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on April 10, 2002. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On August 9, 2005, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

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1 I have considered the petition of Respondent and
2 the evidence submitted in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate salesperson license and that it
6 would not be against the public interest to issue said
7 license to Respondent.
8

9 NOW, THEREFORE, IT IS ORDERED that Respondent's
10 petition for removal of restrictions is granted and that a real
11 estate salesperson license be issued to Respondent if Respondent
12 satisfies the following conditions within nine (9) months from
13 the date of this Order:

14 Submittal of a completed application and payment of
15 the fee for a real estate salesperson license.

16 This Order shall be effective immediately.

17 Dated: 5-9-06

18 JEFF DAVI
19 Real Estate Commissioner
20
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23

24 cc: Sandra L. Chavez
25 27692 Motherlode Ct.
26 Laguna Niguel, CA 92677
27

Soto
May

FILED
APR 8 2002
DEPARTMENT OF REAL ESTATE

Laura B. Cron

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	
SANDRA LUZ CHAVEZ,)	NO. H-29323 LA
Respondent.)	<u>STIPULATION</u>
	<u>AND WAIVER</u>

It is hereby stipulated by and between SANDRA LUZ CHAVEZ (hereinafter "Respondent") and Respondent's attorney, Frank M. Buda, and the Complainant, acting by and through Martha Rosett, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on December 13, 2001, in this matter:

A. Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's honesty

1 and truthfulness and to prove other allegations therein, or that
2 she may in her discretion waive the hearing and grant Respondent
3 a restricted real estate salesperson license based upon this
4 Stipulation and Waiver. Respondent also understands that by
5 filing the Statement of Issues in this matter the Real Estate
6 Commissioner is shifting the burden to Respondent to make a
7 satisfactory showing that Respondent meets all the requirements
8 for issuance of a real estate salesperson license. Respondent
9 further understands that by entering into this stipulation and
10 waiver, Respondent will be stipulating that the Real Estate
11 Commissioner has found that Respondent has failed to make such a
12 showing, thereby justifying the denial of the issuance to
13 Respondent of an unrestricted real estate salesperson license.

14 B. Respondent hereby admits that the allegations of
15 the Statement of Issues filed against Respondent are true and
16 correct and requests that the Real Estate Commissioner in her
17 discretion issue a restricted real estate salesperson license to
18 Respondent under the authority of Section 10156.5 of the Business
19 and Professions Code.

20 C. Respondent is aware that by signing this
21 Stipulation and Waiver, Respondent is waiving Respondent's right
22 to a hearing and the opportunity to present evidence at the
23 hearing to establish Respondent's rehabilitation in order to
24 obtain an unrestricted real estate salesperson license if this
25 Stipulation and Waiver is accepted by the Real Estate
26 Commissioner. However, Respondent is not waiving Respondent's
27 right to a hearing and to further proceedings to obtain a

1 restricted or unrestricted license if this Stipulation and Waiver
2 is not accepted by the Commissioner.

3 D. Respondent further understands that the following
4 conditions, limitations, and restrictions will attach to a
5 restricted license issued by the Department of Real Estate
6 pursuant hereto:

7 1. The license shall not confer any property
8 right in the privileges to be exercised
9 including the right of renewal, and the Real
10 Estate Commissioner may by appropriate order
11 suspend the right to exercise any privileges
12 granted under this restricted license in the
13 event of:

- 14 a. The conviction of Respondent (including a
15 plea of nolo contendere) to a crime which
16 bears a substantial relationship to
17 Respondent's fitness or capacity as a real
18 estate licensee; or
19 b. The receipt of evidence that Respondent has
20 violated provisions of the California Real
21 Estate Law, the Subdivided Lands Law,
22 Regulations of the Real Estate
23 Commissioner, or conditions attaching to
24 this restricted license.

25 2. Respondent shall not be eligible to apply for
26 the issuance of an unrestricted real estate
27 license nor the removal of any of the

1 conditions, limitations or restrictions
2 attaching to the restricted license until two
3 years have elapsed from the date of issuance of
4 the restricted license to Respondent.

5 3. With the application for license, or with the
6 application for transfer to a new employing
7 broker, Respondent shall submit a statement
8 signed by the prospective employing broker on a
9 form approved by the Department of Real Estate
10 wherein the employing broker shall certify as
11 follows:

12 a. That broker has read the Statement of
13 Issues which is the basis for the issuance
14 of the restricted license; and

15 b. That broker will carefully review all
16 transaction documents prepared by the
17 restricted licensee and otherwise exercise
18 close supervision over the licensee's
19 performance of acts for which a license is
20 required.

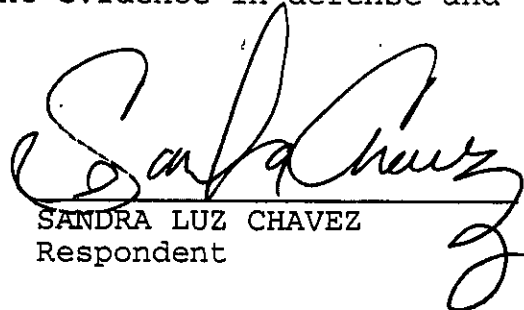
21
22
23 DATED: 3/6/01
24

25 MARTHA J. ROSETT
26 Department Of Real Estate
27

1 * * *


2 I have read the Stipulation and Waiver, have
3 discussed it with my counsel, and its terms are understood by
4 me and are agreeable and acceptable to me. I understand that
5 I am waiving rights given to me by the California
6 Administrative Procedure Act (including but not limited to
7 Sections 11506, 11508, 11509, and 11513 of the Government
8 Code), and I willingly, intelligently, and voluntarily waive
9 those rights, including the right of a hearing on the Statement
10 of Issues at which I would have the right to cross-examine
11 witnesses against me and to present evidence in defense and
12 mitigation of the charges.

13
14 DATED: March 12, 2002


SANDRA LUZ CHAVEZ
Respondent

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16
17 I have reviewed the Stipulation and Agreement as to
18 form and content and have advised my client accordingly.

19
20 DATED: 3-9-02


FRANK M. BUDA
Attorney for Respondent

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22 * * *

23 I have read the Statement of Issues filed herein and
24 the foregoing Stipulation and Waiver signed by Respondent. I am
25 satisfied that the hearing for the purpose of requiring further
26 proof as to the honesty and truthfulness of Respondent need
27

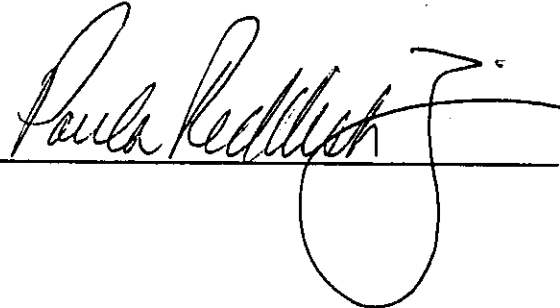
1 not be called and that it will not be inimical to the public
2 interest to issue a restricted real estate salesperson license
3 to Respondent.

4 Therefore, IT IS HEREBY ORDERED that a restricted real
5 estate salesperson license be issued to Respondent, if Respondent
6 has otherwise fulfilled all of the statutory requirements for
7 licensure. The restricted license shall be limited, conditioned,
8 and restricted as specified in the foregoing Stipulation and
9 Waiver.

10 This Order is effective immediately.

11 IT IS SO ORDERED March 29, 2002.
12

13 PAULA REDDISH ZINNEMANN
14 Real Estate Commissioner
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A large, stylized handwritten signature, likely of Paula Reddish Zinnemann, is written over a horizontal line. The signature is in cursive and includes a large loop at the end.

Sacto
May

FILED
FEB 26 2002
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

Sandra B. Quon

In the Matter of the Application of) Case No. H-29323 LA
SANDRA L. CHAVEZ,) L-2002010197
Respondent(s))

NOTICE OF HEARING ON APPLICATION

To the above-named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on **MARCH 19, 2002** at the hour of **1:30 p.m.**, or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay for his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: February 26, 2002

DEPARTMENT OF REAL ESTATE

By: Martina Rosett
MARTHA J. ROSETT, Counsel

cc: Sandra L. Chavez
Frank M. Buda, Esq.
Sacto.
OAH

RE 500 MJR:lbo

*Sacto
JLH*

FILED
JAN 31 2002
DEPARTMENT OF REAL ESTATE

**BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

* * * *

Shura B. Am

In the Matter of the Application of) Case No. H-29323 LA
SANDRA L. CHAVEZ,) L-2002010197
Respondent(s))

NOTICE OF HEARING ON APPLICATION

To the above-named respondent:

You are hereby notified that a hearing will be held before the Department of Real Estate at Office of Administrative Hearings, 320 West Fourth Street, Suite 630, Los Angeles, California, on **MARCH 20, 2002** at the hour of **1:30 p.m.**, or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you are not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay for his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

Dated: January 31, 2002

DEPARTMENT OF REAL ESTATE

By: *Martha J. Rosett*
MARTHA J. ROSETT, Counsel

cc: Sandra L. Chavez
Sacto.
OAH

RE 500 MJR:lbo

SAC10
MARTHA J. ROSETT, Counsel (SBN #142072)

1 Department of Real Estate
2 320 West Fourth St., #350
3 Los Angeles, CA 90013-1105

4 (213) 576-6982
5 (213) 576-6914

FILED
DEC 13 2001

DEPARTMENT OF REAL ESTATE

By 

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 In the Matter of the Application of)

No. H-29323 LA

12 SANDRA LUZ CHAVEZ,)

STATEMENT OF ISSUES

13 Respondent.)
14)

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

19 1.

20
21 On or about April 16, 2001, pursuant to the provisions
22 of Section 10153.3 of the Business and Professions Code,
23 Respondent made application to the Department of Real Estate of
24 the State of California ("Department") for a real estate
25 salesperson license.

26 2.

27 On or about July 6, 1999, Respondent was convicted on

1 her plea of guilty to one count of violating California Penal
2 Code Section 653w (failure to disclose origins of a recording-
3 1000 pieces), a crime of moral turpitude substantially related to
4 the qualifications, functions and duties of a real estate
5 licensee.

6 Respondent was sentenced to three years informal
7 probation, the terms of which included restitution and community
8 service. On or about November 13, 2000, probation was
9 terminated, Respondent's plea of guilty was set aside and the
10 case was dismissed pursuant to Penal Code Section 1203.4.

11 3.

12 Respondent's conviction, as set forth in Paragraph 2,
13 constitutes grounds for denial of Respondent's application for a
14 real estate license pursuant to Business and Professions Code
15 Sections 480(a) and 10177(b).

16 These proceedings are brought under the provisions of
17 Section 10100, Division 4 of the Business and Professions Code of
18 the State of California and Sections 11500 through 11528 of the
19 Government Code.

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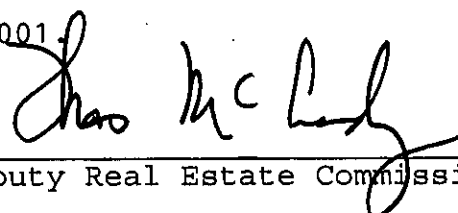
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27 ///

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

7 Dated at Los Angeles, California

8 this 13th day of December, 2001.

9 
10 Deputy Real Estate Commissioner
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21
22

23 cc: Sandra Luz Chavez
24 ✓ Sacto.
25 Thomas McCrady
26 CW
27