



1 Respondent was convicted of violating California Penal Code  
2 Section 415.5(a) (disturbing the peace at university), a  
3 misdemeanor. Said crimes bear a substantial relationship to the  
4 qualifications, functions, or duties of a real estate licensee  
5 under Section 2910, Title 10, Chapter 6, California Code of  
6 Regulations.

7 3.

8 On or about April 20, 1998, in the Municipal Court of  
9 Van Nuys, County of Los Angeles, Case No. 8PN01115, Respondent  
10 was convicted of violating California Penal Code Section 484(a)  
11 (theft), a misdemeanor. Said crime bears a substantial  
12 relationship to the qualifications, functions, or duties of a  
13 real estate licensee under Section 2910, Title 10, Chapter 6,  
14 California Code of Regulations.

15 4.

16 On or about July 10, 1998, in the Municipal Court of  
17 Van Nuys, County of Los Angeles, Case No. 8PN04433, Respondent  
18 was convicted of violating California Penal Code Section  
19 664/484(a) (theft), a misdemeanor. Said crime bears a  
20 substantial relationship to the qualifications, functions, or  
21 duties of a real estate licensee under Section 2910, Title 10,  
22 Chapter 6, California Code of Regulations.

23 5.

24 On or about March 20, 2008, in the Superior Court of  
25 California, County of Los Angeles, Case No. 7NW01382, Respondent  
26 was convicted of violating California Vehicle Code Section  
27 14601.5 (driving with suspended license), a misdemeanor. Said

1 crime bears a substantial relationship to the qualifications,  
2 functions, or duties of a real estate licensee under Section  
3 2910, Title 10, Chapter 6, California Code of Regulations.

4 6.

5 On or about August 15, 2008, in the Superior Court of  
6 California, County of Los Angeles, Case No. 6AV04969, Respondent  
7 was convicted of violating California Vehicle Code Section  
8 14601.1(a) (driving with suspended or revoked license), a  
9 misdemeanor. Said crime bears a substantial relationship to the  
10 qualifications, functions, or duties of a real estate licensee  
11 under Section 2910, Title 10, Chapter 6, California Code of  
12 Regulations.

13 7.

14 The crimes of which Respondent was convicted as  
15 alleged above constitute cause for denial of Respondent's  
16 application for a real estate license under California Business  
17 and Professions Code Sections 475(a)(2), 480(a), and 10177(b).

18  
19 (PRIOR LICENSE APPLICATION DENIAL)

20 8.

21 On or about March 17, 2011, the Commissioner of the  
22 Department of Real Estate, in case nos. H-36825 LA and L-  
23 2010120182, adopted the Proposed Decision denying Respondent's  
24 real estate salesperson license. As more fully set forth in the  
25 Decision for the above-mentioned case, the Department of Real  
26 Estate established that grounds existed for the denial of  
27 Respondent's application based on his criminal convictions, as

1 described in Paragraphs 2 through 4 and Paragraph 6, above, and  
2 his failure to disclose the conviction described in Paragraph 3,  
3 above.

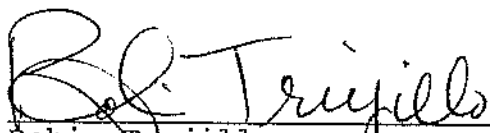
4 9.

5 The prior license action against Respondent as alleged  
6 in Paragraph 8, above, constitutes cause for denial of  
7 Respondent's application for a real estate license under  
8 California Business and Professions Code Section 10117(f).

9 These proceedings are brought under the provisions of  
10 Section 10100, Division 4 of the Business and Professions Code  
11 of the State of California and Sections 11500 through 11528 of  
12 the California Government Code.

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

20 Dated at Los Angeles, California: September 12,  
21 2012.

22   
23 Robin Trujillo  
24 Deputy Real Estate Commissioner

25 cc: ALFREDO DIEGO, JR.  
26 Dennis Shane Dailey  
27 Robin Trujillo  
Sacto