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FILED

NOV 19 2015

BUREAU OF REAL ESTATE

By Carl Seloris

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of) No. H-40033 LA
12 JULIO ISRAEL GONZALEZ,) STATEMENT OF ISSUES
13)
14 Respondent.)

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16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
17 of California, acting in her official capacity, for Statement of Issues against JULIO ISRAEL
18 GONZALEZ (“Respondent”) alleges as follows:

19 1.

20 On or about October 15, 2014, Respondent made application to the Bureau of
21 Real Estate of the State of California for a real estate salesperson license.

22
23 (CRIMINAL CONVICTIONS)

24 2.

25 On or about April 23, 1997, in the Municipal Court of El Monte Courthouse
26 Judicial District, County of Los Angeles, California, case no. 92M07592, Respondent was
27 convicted of violating California Vehicle Code section 14601.1 (driving with a suspended

1 license), a misdemeanor. In part, Respondent was sentenced to two (2) years of summary
2 probation, pay approximately \$946.00 in fines and fees, and complete four (4) days of Cal
3 Trans or Tree Farm. Said crime bears a substantial relationship to the qualifications, functions,
4 or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of
5 Regulations.

6 3.

7 On or about October 17, 2000, in the Municipal Court of Downey Judicial
8 District, County of Los Angeles, California, case no. 0DW03351, Respondent was convicted of
9 violating California Vehicle Code section 23152(b) (driving with a blood alcohol level of 0.08
10 percent more more), a misdemeanor. In part, Respondent was sentenced to 36 months of
11 summary probation, ten (10) days in jail, enroll in and complete a First Offender Program, and
12 pay various fines and fees. Said crime bears a substantial relationship to the qualifications,
13 functions, or duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California
14 Code of Regulations.

15 4.

16 On or about January 10, 2006, in the Superior Court of California, County of
17 Los Angeles, case no. 5DW07533, Respondent was convicted of violating California Vehicle
18 Code section 23152(b) (driving with a blood alcohol level of 0.08 percent more more), a
19 misdemeanor. In part, Respondent was sentenced to 48 months of summary probation, seven
20 (7) days in jail, enroll in and complete an 18-month Second Offender Alcohol and Drug
21 Program, enroll in and attend a victim impact program of Mothers Against Drunk Driving
22 ("M.A.D.D"), and pay various fines and fees. Said crime bears a substantial relationship to the
23 qualifications, functions, or duties of a real estate licensee under Section 2910, Title 10,
24 Chapter 6, California Code of Regulations.

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5.

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

(FRAUD AND DISHONEST DEALING AND/OR NEGLIGENCE)

6.

On or about June 3, 2009, the Contractors State License Board Arbitration Program issued a Decision, in case no. AS2008-684, that ordered Respondent to pay \$45,788.00 to the property owner for failing to complete and submit for public approval a set of building plans pertaining to the improvement of real property located at 2651 Braided Mane Drive, Diamond Bar, California 91765. The underlying facts are Respondent and the property owner entered into a contract on or about February 1, 2007 wherein Respondent agreed to construct and complete the work on the construction drawings for a total of \$1,080,000.00. The owner paid \$70,000.00 to Respondent. Respondent started, but failed to complete the project. As a result, he was overpaid by \$45,788.00.

7.

On or about January 11, 2010, in case no. AS2008-684, the California Contractors State License Board ("CSLB") revoked the General Building Contractor-B license of Respondent dba Pinnacle Building Structure for failure to comply with the arbitration decision described above in Paragraph 6.

8.

Respondent's conduct as alleged in Paragraphs 6 and 7, above, constitutes cause for denial of Respondent's application for a real estate license under California Business and Professions Code sections 10177(j) and/or 10177(g).

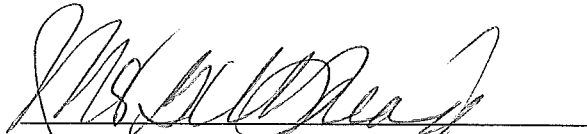
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These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the California Government Code.

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

Dated at Los Angeles, California: 16 November, 2015.



Maria Suarez
Supervising Special Investigator

cc: JULIO ISRAEL GONZALEZ
Alfonso Guerrero
Maria Suarez
Sacto