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BUREAU OF REAL ESTATE

By AL Delam

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of) No. H- 40557 LA
)
CARLOS ALBERTO ALVAREZ,) STATEMENT OF ISSUES
)
Respondent.)

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for Statement of Issues against CARLOS ALBERTO ALVAREZ, a.k.a. Carlos Alvarez, ("Respondent"), is informed and alleges in her official capacity as follows:

1.

On or about March 7, 2016, Respondent made application to the Bureau of Real Estate of the State of California for a real estate salesperson license.

(CRIMINAL CONVICTIONS)

2.

On or about January 23, 2015, in the Superior Court of California, County of Los Angeles, Case No. BA429132, Respondent was convicted on a plea of *nolo contendere* for violation of California Penal Code section 455 (attempting to burn a structure and committing an act in furtherance), a felony. The imposition of sentence was suspended and Respondent was

STATEMENT OF ISSUES – CARLOS ALBERTO ALVAREZ

1 placed on formal probation for 5 years with certain terms and conditions, including in part,
2 serving 278 days in county jail with credit for time served, completing a 1-year residential dual
3 diagnoses program, registering as a convicted arson offender, and staying 100 yards away from
4 Hooters restaurant.

5 3.

6 On or about October 9, 2013, in the Superior Court of California, County of Los
7 Angeles, Case No. 3WA11157, Respondent was convicted on a plea of *nolo contendere* for
8 violation of California Vehicle Code section 23152(b) (driving while having 0.08% or higher
9 blood alcohol content), a misdemeanor. The imposition of sentence was suspended and
10 Respondent was placed on probation for 36 months with certain terms and conditions, including
11 in part, paying fines and fees totaling \$2,259.00 and completing a 9-month licensed first-
12 offender alcohol and drug education and counseling program and the Victim Impact Program of
13 Mothers Against Drunk Driving.

14 4.

15 The crimes of which Respondent was convicted, as described in Paragraphs 2
16 and 3 above, by their facts and circumstances, bear a substantial relationship under Section
17 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or
18 duties of a real estate licensee.

19 5.

20 The crimes of which Respondent was convicted, as described in Paragraphs 2
21 and 3 above, constitute cause for denial of Respondent's application for a real estate license
22 under California Business and Professions Code sections 490 and 10177(b).

23 6.

24 These proceedings are brought under the provisions of Section 10100, Division
25 4 of the Business and Professions Code of the State of California and Sections 11500 through
26 11528 of the California Government Code.

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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 CARLOS ALBERTO ALVAREZ and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California this 17th day of February, 2017

V. Kilpatrick
Veronica Kilpatrick
Supervising Special Investigator

cc: CARLOS ALBERTO ALVAREZ
Veronica Kilpatrick
Sacto.