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FILED
JUL 31 2019
DEPT. OF REAL ESTATE
By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-41445 LA
)	
HECTOR RAMON GUIZAR,)	<u>ACCUSATION</u>
)	
)	
Respondent.)	
)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against HECTOR RAMON GUIZAR ("Respondent") alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

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1 LICENSE HISTORY

2 3.

3 a. Respondent is presently licensed and/or has license rights under the Real
4 Estate Law, Part 1 of Division 4 of the California Business and Professions Code, as a real
5 estate salesperson ("RES"), Department of Real Estate¹ ("Department") license ID 01472096.

6 b. The Department originally issued Respondent's RES license on or about
7 March 18, 2005.

8 c. Respondent's license is scheduled to expire on March 17, 2021.

9 CAUSE FOR DISCIPLINE

10 (CRIMINAL CONVICTION)

11 4.

12 October 31, 2017; Penal Code ("PC") Sections 245(a)(4) – Felony

13 a. On February 13, 2017, in the Superior Court of California, County of Los
14 Angeles, in Case No. PA088146, The People of the State of California vs. Hector Guizar, a
15 felony complaint was filed against Respondent for (1) PC Section 245(a)(4) (assault by means
16 of force likely to produce great bodily injury), a felony, and (2) PC Section 243(d) (battery with
17 serious bodily injury), a felony.

18 b. On October 31, 2017, Respondent pled no contest to and was convicted for
19 PC Section 245(a)(4) (assault by means of force likely to produce great bodily injury), a felony.

20 c. Also on October 31, 2017, the Court suspended the imposition of sentence
21 and placed Respondent on informal probation for 3 years under certain terms and conditions,
22 including, in part, 2 days jail, 45 days CalTrans, pay restitution, complete 26 sessions of anger
23 management counseling, and payment of fines and fees.

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27 ¹ Between July 1, 2013 and July 1, 2018, the Department of Real Estate operated as the Bureau of Real Estate under the Department of Consumer Affairs.

1 5.

2 The crime of which Respondent was convicted, as set forth in Paragraph 4
3 above, by its facts and circumstances, bears substantial relationship under Section 2910, Title
4 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real
5 estate licensee and constitutes cause under **Code Sections 490 and 10177(b)** for the suspension
6 or revocation of the license and license rights of Respondent under the Real Estate Law.

7 COSTS

8 6.

9 **Code Section 10106** provides, in pertinent part, that in any order issued in
10 resolution of a disciplinary proceeding before the Department, the Commissioner may request
11 the administrative law judge to direct a licensee found to have committed a violation of this part
12 to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

13 PRAYER

14 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of
15 this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action
16 against all licenses and/or license rights under the Real Estate Law (Part 1 of Division 4 of the
17 California Business and Professions Code) of Respondent HECTOR RAMON GUIZAR, for
18 the cost of investigation and enforcement as permitted by law, and for such other and further
19 relief as may be proper under applicable provisions of law.

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21 Dated at San Diego, California this 22 day of July, 2019.

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24 
25 Veronica Kilpatrick
26 Supervising Special Investigator

27 cc: HECTOR RAMON GUIZAR
Veronica Kilpatrick
Sacto.