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DEPT. OF REAL ESTATE
By *[Signature]*

9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H-42022 LA
13 JOHN ANTHONY LOPEZ,) ACCUSATION
14 Respondent.)

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16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
17 of California, for cause of Accusation against JOHN ANTHONY LOPEZ, also known as
18 "Jonathan Lopez", ("Respondent") alleges as follows:

19 1.

20 The Complainant, Maria Suarez, a Supervising Special Investigator of the State
21 of California, makes this Accusation in her official capacity.

22 2.

23 All references to the "Code" are to the California Business and Professions Code
24 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 has license rights under the Real Estate Law, Part 1 of Division 4
4 of the California Business and Professions Code, as a restricted real estate broker ("RREB"),
5 Department of Real Estate¹ ("Department") license ID 01037267.

6 b. The Department originally issued Respondent's RREB license on or about
7 February 8, 1995.

8 c. Respondent's RREB license is scheduled to expire on May 20, 2023, unless
9 renewed.

10 (PRIOR DISCIPLINE)

11 (H-35926 LA)

12 4.

13 On or about May 6, 2009, the Department filed an Accusation, in Case No. H-
14 35926 LA, for violation of (1) Code Section 10159.5 and Regulations Section 2731 (a) (use of
15 unauthorized fictitious business name), and (2) Code Section 10162 and Regulations 2715
16 (failure to maintain business and mailing address).

17 5.

18 On or about December 21, 2009, the Real Estate Commissioner issued an Order
19 adopting the proposed decision of the Administrative Law Judge in Case No. H-35926 LA
20 (OAH No. 2009061196), suspending Respondent's license for 90 days.

21 (H-39717 LA)

22 6.

23 On or about December 1, 2014, the Real Estate Commissioner issued an Order
24 adopting the Stipulation and Agreement in Case No. H-39717 LA, revoking Respondent's real
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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 estate broker license, but with the right to a RREB license. The Stipulation and Agreement
2 require that Respondent inform the Department of his arrest within 72 hours.

3 (SUSPENSION FOR FAMILY CODE SECTION 17520)

4 7.

5 On or about January 18, 2018, Respondent's RREB license was suspended for
6 failure to comply with Family Code Section 17520 (compliance with a judgement or order for
7 family support). On March 14, 2018, Respondent's suspension was released.

8 8.

9 On or about March 21, 2020, Respondent's RREB license was suspended for
10 failure to comply with Family Code Section 17520 (compliance with a judgement or order for
11 family support). On May 28, 2020, Respondent's suspension was released.

12 CAUSE FOR DISCIPLINE

13 (CRIMINAL CONVICTION)

14 9.

15 July 19, 2018; Penal Code ("PC") Sections 273.5(a) and 273A - Felonies

16 a. On or about December 26, 2017, in the Superior Court of California, Santa
17 Barbara County, in Case No. 17CR13290, The People of the State of California v. Jonathan
18 Lopez, a felony complaint was brought against Respondent for violation of (1) PC Section
19 273.5(a) (corporal injury to spouse/cohabitant/former cohabitant/child's parent), a felony, with
20 special allegations for great bodily injury under PC Section 12022.7(e) and
21 serious/violent/registerable sex offense felony, (2) Vehicle Code ("VC") Section 2800.2(a)
22 (evading an officer, willful disregard), a felony, (3) five counts of PC Section 273A(a) (child
23 abuse), a felony, (4) VC Section 23152(a) (driving under the influence of alcohol), a
24 misdemeanor, and (5) VC Section 23153(b) (driving with blood alcohol .08% or more causing
25 bodily injury), a misdemeanor.

26 b. On or about July 19, 2018, Respondent pled guilty to and was convicted of
27 violation of (1) PC Section 273.5(a) (corporal injury to spouse/cohabitant/former

1 cohabitant/child's parent), a felony, with special allegations for great bodily injury under PC
2 Section 12022.7(e) and serious/violent/registerable sex offense felony, (2) VC Section
3 2800.2(a) (evading an officer, willful disregard), a felony, (3) one count of PC Section 273A(a)
4 (child abuse), a felony, (4) VC Section 23153(b) (driving with blood alcohol .08% or more
5 causing bodily injury), a misdemeanor, with an enhancement for BAC over .15% per VC
6 23598.

7 c. On or about August 23, 2018, the Court suspended the imposition of sentence
8 and placed Respondent on supervised probation for 5 years under certain terms and conditions,
9 including, in part, 365 days jail, pay restitution, enroll and complete 1 year Batterer's
10 Intervention Program, driver's license suspended for 6 months, attend and complete 20 hours of
11 public service work, enter and complete 52-week child abuser's treatment counseling program,
12 enroll and complete a 9 month State licensed alcohol and drug program, and payment of fines
13 and fees.

14 (IN AGGRAVATION)

15 10.

16 August 27, 2013; PC Section 602(k)- Misdemeanor

17 a. On or about August 27, 2013, in the Superior Court of California, Los
18 Angeles County, in Case No. **3WA00554**, Respondent pled no contest to and was convicted of
19 violation of PC Section 602(k) (trespassing), a misdemeanor.

20 b. Also on or about August 27, 2013, the Court suspended the imposition of
21 sentence and placed Respondent on summary probation for 12 months under certain terms and
22 conditions, including, in part, payment of fines and fees.

23 11.

24 March 29, 2000; PC Section 602(k)- Misdemeanor

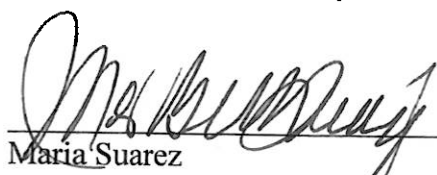
25 a. On or about March 29, 2000, in the Superior Court of California, Los Angeles
26 County, in Case No. **0MT02934**, Respondent pled no contest to and was convicted of violation
27 of VC Section 23123(b) (driving with blood alcohol .08% or more), a misdemeanor.

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PRAAYER

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

Dated at Los Angeles, California this 18th day of May, 2021.



Maria Suarez
Supervising Special Investigator

cc: JOHN ANTHONY LOPEZ
Maria Suarez
Sacto.