

**FILED**

**AUG 31 2022**

**DEPT. OF REAL ESTATE**  
By *[Signature]*

1 ANDREA BENTLER, Counsel (SBN 319369)  
2 Department of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 Direct: (213) 576-6905  
7 Fax: (213) 576-6917  
8 *Attorney for Complainant*

10 BEFORE THE DEPARTMENT OF REAL ESTATE  
11 STATE OF CALIFORNIA

12 \* \* \*

13 In the Matter of the Application of ) No. H-42334 LA  
14 )  
15 PEDRO LUIS SAUCEDO, ) STATEMENT OF ISSUES  
16 )  
17 Respondent. )

18 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
19 of California, for Statement of Issues against PEDRO LUIS SAUCEDO, also known as Pedro  
20 Saucedo (“Respondent”), is informed and alleges in her official capacity as follows:

21 1.

22 On or about December 7, 2020, Respondent made application to the Department  
23 of Real Estate (“Department”) of the State of California for a real estate salesperson license.

24 //

25 //

26 //

27 //

1 (CRIMINAL CONVICTION)

2 2.

3 On or about August 14, 2020, in the Superior Court of California, County of Los  
4 Angeles, Case No. 0CS03388, Respondent was convicted on a plea of nolo contendere for  
5 violation of Penal Code section 243(e)(1) (battery on a spouse, cohabitant, fiancé, boyfriend,  
6 girlfriend, or child's parent), a misdemeanor. The Court ordered probation denied. Respondent  
7 was ordered to serve one hundred eighty (180) days in Los Angeles County Jail, with credit for  
8 six (6) days in custody, or four (4) days actual custody, and two (2) days good time/work time,  
9 and payment of fees and a fine.

10 3.

11 In aggravation, on or about October 8, 2009, in the Superior Court of California,  
12 County of San Bernardino, Case No. TVA700913, Respondent was convicted on a plea of nolo  
13 contendere for violation of Vehicle Code section 20002(a) (hit and run), a misdemeanor.  
14 Respondent was placed on probation for twenty-four (24) months, on certain terms and  
15 conditions, including, in part, serving one (1) day in jail, with credit for one (1) day served, and  
16 payment of fines.

17 4.

18 The crime of which Respondent was convicted, as described in Paragraph 2  
19 above, by its facts and circumstances, bears a substantial relationship under Section 2910, Title  
20 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real  
21 estate licensee.

22 5.

23 The crime of which Respondent was convicted, as described in Paragraph 2  
24 above, constitute cause for denial of Respondent's application for a real estate license under  
25 California Business and Professions Code sections 480(a)(1) and 10177(b).

26 //

27 //

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

6.

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

Dated at Los Angeles, California this 30th day of August, 2022.

Maria Suarez  
Maria Suarez  
Supervising Special Investigator

cc: PEDRO LUIS SAUCEDO  
Maria Suarez  
Sacto.