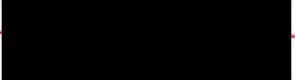


1 LAURENCE D. HAVESON, Counsel (SBN 152631)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013-1105
5 Telephone: (213) 576-6982
6 Direct: (213) 576-6854
7 Fax: (213) 576-6917
8 Email: Laurence.Haveson@dre.ca.gov
9 Attorney for Complainant

FILED

OCT 14 2024

DEPT. OF REAL ESTATE

By 

10 BEFORE THE DEPARTMENT OF REAL ESTATE
11 STATE OF CALIFORNIA

12 * * *

13 In the Matter of the Accusation of
14 PETER YOO,
15 Respondent.

16 No. H-42998-LA
17 ACCUSATION

18 The Complainant, Jason Parson, a Supervising Special Investigator for the Department of
19 Real Estate (“Department” or “DRE”) of the State of California, for cause of Accusation against
20 PETER YOO (“Respondent”), is informed and alleges in his official capacity as follows:

21 1. The Complainant, Jason Parson, acting in his official capacity as a Supervising
22 Special Investigator, makes this Accusation against Respondent.

23 2. Respondent presently has license rights under the Real Estate Law, Part 1 of Division
24 4 of the California Business and Professions Code (“Code”), as a real estate salesperson (“RES”)
25 (DRE license identification number 01449891).

26 FIRST CAUSE OF ACCUSATION

27 (CRIMINAL CONVICTION)

28 3. On or about May 25, 2023, in the Superior Court of California for the County of Los
Angeles, in the case of *The People of the State of California v. Peter Yoo*, Case No. BA515167
 (“Case No. BA515167”), a felony complaint was filed charging Respondent with violations of
 Vehicle Code section 2800.2 (fleeing a peace officer’s motor vehicle while driving recklessly
 (Count 1)), a felony.

1 4. On or about August 21, 2023, in Los Angeles County Superior Court Case No.
2 BA515167, a misdemeanor complaint was filed against Respondent for violation of Vehicle Code
3 sections 2800.2 (fleeing a peace officer's motor vehicle while driving in willful and wanton
4 disregard for the safety of persons and property (Count 1)), and 23103 (driving a vehicle in willful
5 and wanton disregard for the safety of persons and property (Count 2)), both of which are
6 misdemeanors.

7 5. On or about February 8, 2024, in Los Angeles County Superior Court Case No.
8 BA515167, Respondent was found guilty and convicted based on his plea of nolo contendere for a
9 violation of Vehicle Code section 2800.1(a) (operating a motor vehicle with intent to evade and
10 willfully fleeing pursuing peace officer's motor vehicle (Count 3)), a misdemeanor. The Court
11 dismissed counts 1 and 2 of the misdemeanor complaint filed against Respondent. The court
12 suspended imposition of sentence and placed Respondent on summary probation for a period of 12
13 months subject to terms and conditions including but not limited to: obeying all laws; not driving a
14 motor vehicle without a valid driver's license or without the minimum liability insurance required
15 by law; performing 30 days community labor with credit for 2 days; and paying a restitution fine,
16 and fees.

17 6. The conviction, as described in Paragraph 3 above, bears a substantial relationship
18 under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
19 functions, or duties of a real estate licensee.

20 7. The crime for which Respondent was convicted, as described in Paragraph 3 above,
21 constitutes cause under Code sections 490 and 10177(b) for the suspension or revocation of the
22 license and license rights of Respondent under the Real Estate Law.

23 SECOND CAUSE OF ACCUSATION

24 (FAILURE TO REPORT FELONY CHARGE AND CONVICTION)

25 8. The Complainant realleges and incorporates by reference all of the allegations
26 contained in paragraphs 1 through 7 above, with the same force and effect as though fully set forth
27 herein.

28 ///

1 9. Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing, “The
2 bringing of a criminal complaint, information, or indictment charging a felony against the licensee,”
3 and “The conviction of the licensee, including any verdict of guilty, or plea of guilty or no contest,
4 of any felony or misdemeanor” to the Department within thirty (30) days of the of the date of the
5 bringing of the indictment or the charging of a felony, and of the conviction. Respondent failed to
6 report in writing to the Department the bringing of a criminal complaint charging a felony against
7 him as alleged in Paragraph 3 above, and failed to report his conviction described in Paragraph 5
8 above, within thirty (30) days of the bringing of a criminal complaint charging a felony against him
9 and of his conviction.

10 10. Respondent’s failure to timely report the bringing of the felony complaint and his
11 conviction violates Code section 10186.2 and constitutes cause under Code sections 10186.2 and
12 10177(d) for the suspension or revocation of the license and license rights of Respondent under the
13 Real Estate Law.

14 COSTS

15 (COSTS OF INVESTIGATION AND ENFORCEMENT)

16 11. California Business and Professions Code section 10106, provides, in pertinent part,
17 that in any order issued in resolution of a disciplinary proceeding before the Department of Real
18 Estate, the Commissioner may request the administrative law judge to direct a licensee found to
19 have committed a violation of this part to pay a sum not to exceed the reasonable costs of the
20 investigation and enforcement of the case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this
2 Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against
3 all the licenses and license rights of Respondent PETER YOO under the Real Estate Law, for the
4 costs of investigation and enforcement as permitted by law, and for such other and further relief as
5 may be proper under other applicable provisions of law.

6
7 Dated October 11, 2024, at Los Angeles, California.

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9
10 
11 _____
12 Jason Parson
13 Supervising Special Investigator

13 cc: PETER YOO
14 Bruce Haebong Lee
15 Jason Parson
16 Sacto.