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**FILED**  
JAN 29 2024  
DEPT. OF REAL ESTATE  
By [REDACTED]

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of  
12 CHRISTOPHER RAMOS,  
13 Respondent.

No. H-42802-LA  
ACCUSATION

14 The Complainant, Ray Dagnino, a Supervising Special Investigator for the Department of  
15 Real Estate (“Department” or “DRE”) of the State of California, for cause of Accusation against  
16 CHRISTOPHER RAMOS (“Respondent”), is informed and alleges in his official capacity as  
17 follows:

18 1. The Complainant, Ray Dagnino, acting in his official capacity as a Supervising  
19 Special Investigator, makes this Accusation against Respondent.

20 2. Respondent presently has license rights under the Real Estate Law, Part 1 of Division  
21 4 of the California Business and Professions Code (“Code”), as a restricted real estate salesperson  
22 (“RRES”) (DRE License ID 01942061).

23 **PRIOR DISCIPLINE: DRE CASE NO. H-39539-LA**

24 3. On or about July 16, 2014, in DRE Case No. H-39539-LA, the DRE filed a  
25 Stipulation and Waiver (“Stipulation”), agreed to by Respondent, and in which the Real Estate  
26 Commissioner (“Commissioner”) agreed not to file a Statement of Issues against Respondent. The  
27 Commissioner adopted the Stipulation in an Order dated July 10, 2014 (“Order”), and granted

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1 Respondent a RRES license subject to conditions, limitations, and restrictions, including but not  
2 limited to the following:

3 “1. The license shall not confer any property right in the privileges to be  
4 exercised, including the right of renewal, and the Real Estate Commissioner  
5 may by appropriate order suspend the right to exercise any privileges  
6 granted under this restricted license in the event of:

7 “a. The conviction of Respondent (including a plea of nolo contendere) to  
8 a crime that bears a substantial relationship to Respondent’s fitness or  
9 capacity as a real estate licensee.

10 “[¶] . . . [¶]

11 “4. Respondent shall notify the Real Estate Commissioner in writing within  
12 72 hours of any arrest by sending a certified letter to the Real Estate  
13 Commissioner at the Bureau of Real Estate, Post Office Box 137013,  
14 Sacramento, CA 95813-7013. The letter shall set forth the date of  
15 Respondent’s arrest, the crime for which Respondent was arrested, and the  
16 name and address of the arresting law enforcement agency. Respondent’s  
17 failure to timely file written notice shall constitute an independent violation  
18 of the terms of the restricted license and shall be grounds for the suspension  
19 or revocation of that license.”

20 On July 24, 2014, pursuant to the Stipulation, the DRE issued a RRES license to Respondent.

21 FIRST CAUSE OF ACCUSATION

22 (CRIMINAL CONVICTIONS)

23 4. On or about September 22, 2009, in Los Angeles County Superior Court, Case No.  
24 9FF02468, Respondent was convicted and found guilty based on his plea of no contest to violating  
25 Vehicle Code section 23153(b) (driving with a measurable blood alcohol causing injury), a  
26 misdemeanor. The court suspended imposition of sentence and placed Respondent on summary  
27 probation for a period of 36 months subject to terms and conditions including but not limited to:  
28 paying a fine, assessments, fees, a surcharge, and a restitution fine; serving 13 days of jail time, with  
credit for three days; completing a three-month licensed first-offender alcohol and other drug  
education and counseling program; and enrolling in an AB-541 program. On or about September  
24, 2010, Respondent’s probation was revoked. On or about March 23, 2011, Respondent’s  
probation was reinstated with the modification that the required fine be converted into 13 days of  
community labor with credit for three days.

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1           5.       On or about January 11, 2011, in Los Angeles County Superior Court, Case No.  
2 9DY07501, Respondent was convicted and found guilty based on his plea of nolo contendere to  
3 violating Vehicle Code section 14601.2(a) (driving when privilege suspended for prior DUI  
4 conviction), a misdemeanor. The court suspended imposition of sentence and placed Respondent on  
5 summary probation for a period of 36 months subject to terms and conditions including but not  
6 limited to: paying a fine, assessments, fees, and a restitution fine; and not operating any vehicle  
7 without an installed ignition interlock device for a period of one (1) year. On February 16, 2012,  
8 Respondent's probation was revoked for failure to pay a fine. On March 22, 2012, Respondent's  
9 probation was continued with the modification that Respondent serve 30 days jail time with credit  
10 for three (3) days.

11           6.       On or about March 23, 2011, in Los Angeles County Superior Court, Case No.  
12 OFF03128, Respondent was convicted and found guilty based on his plea of nolo contendere to  
13 violating Vehicle Code section 14601.5(a) (driving on a suspended license), a misdemeanor. The  
14 court suspended imposition of sentence and placed Respondent on summary probation for a period  
15 of 36 months subject to terms and conditions including but not limited to: paying a fine, assessments,  
16 a surcharge, fees, costs, and a restitution fine.

17           7.       On or about April 24, 2023, in Orange County Superior Court, Case No.  
18 22WM04159, Respondent was convicted based on his guilty plea for violation of Penal Code  
19 sections 23152(a) (driving under the influence of alcohol), 23152(b) (driving with blood alcohol of  
20 .08% or more), and 415(1) (challenging another to fight in a public place), all of which are  
21 misdemeanors. The court suspended imposition of sentence and placed Respondent on informal  
22 probation for a period of four (4) years subject to terms and conditions including but not limited to:  
23 paying a fine plus penalty assessments, a restitution fine, a penalty, and fees; completing a three-  
24 month Level 1 First Offender Alcohol Program; and completing Victim Impact Counseling.

25           8.       The convictions, as described in Paragraphs 4 through 7 above, bear a substantial  
26 relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the  
27 qualifications, functions or duties of a real estate licensee.

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