

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197606694
Report Date: 08/25/2026
Date Signed: 08/25/2026 12:11:01 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION WOODLAND HILLS S.ASC, 21731 VENTURA BLVD., STE. 250 WOODLAND HILLS, CA 91364	
FACILITY EVALUATION REPORT			
FACILITY NAME: DAISY ANNE GARDENS		FACILITY NUMBER:	197606694
ADMINISTRATOR/ESTELA MONDERIN		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(818) 704-4338
ADDRESS:	20634 KITTRIDGE STREET	ZIP CODE:	91306
CITY:	WINNETKA	STATE: CA	
CAPACITY: 5		CENSUS: 4	
TYPE OF VISIT:	Required - 1 Year	DATE:	08/25/2026
		UNANNOUNCED TIME VISIT/INSPECTION	09:07 AM
		BEGAN:	
MET WITH:	Daisy Shirin Tajdari - Co-Administrator	TIME VISIT/INSPECTION	12:15 PM
		COMPLETED:	
NARRATIVE			
1	Licensing Program Analyst (LPA) Jose Tan conducted an Annual Required visit and inspection of this		
2	facility today. LPA met with the Co-Administrator Daisy and explained the reason for the visit.		
3			
4	At 9:18 AM, LPA with the assistance of the administrator, conducted a physical plant tour inside and out.		
5	Required postings were observed in the entry area. The smoke alarms are hardwired and inter		
6	connected. There is a carbon monoxide detector located in the hallway that functions properly. The fire		
7	extinguisher is located in the kitchen and last inspected on 07/15/26. The internal temperature is set at		
8	75.0°F.		
9			
10	Kitchen: The kitchen appliances and fixtures were functional. LPA found a sufficient amount of		
11	perishable and non-perishable food at the facility; properly stored. Knives were stored in a locked		
12	drawer in the kitchen.		
13			
14	Bedrooms: There were five (5) bedrooms. Four (4) are designated for the residents' use. One (1) room		
15	is designated for staff use The resident bedrooms in use were properly furnished with appropriate		
16	beddings and linens with sufficient lighting.		
17			
18	Bathrooms: There are two (2) bathrooms designated for residents' use. Both bathrooms were properly		
19	supplied and had functional fixtures. Hot water temperature was measured at a range of 114.3°F to		
20	114.8°F LPA observed appropriate grab bars and non-skid mats. All trash cans in bathrooms had fitted		
21	lids to protect from cross contamination.		
22			
23	Common Areas: These included the living room and dining area. The common areas were properly		
24	furnished. The auditory alarms on all exit doors were on and functional at the time of the visit.		
25	Passageways and exits were clear of obstruction. (continued on LIC 809-C)		
Troy Agard			



DATE: 08/25/2026

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 08/25/2026

This report must be available at Child Care and Group Home facilities for public review for 3 years.

FACILITY EVALUATION REPORT California law requires a public report of each licensing visit/inspection. This report is a record for the facility and the licensing agency. This report is available for public review; therefore, care is taken not to disclose personal or confidential information. Inquiries concerning the location, maintenance, and contents of these reports may be directed to the Licensing Program Analyst or Regional Office whose address and telephone number are listed on the front of this form.

DEFICIENCIES A deficiency is an instance of noncompliance with licensing requirements, including applicable statutes, regulations, interim licensing standards, operating standards, and written directives. Applicants/ licensees must be notified in writing of all licensing deficiencies. Deficiencies are listed on the left side of this form, and the applicable licensing requirement upon which the deficiency is identified. There are two types of deficiencies:

- Type A deficiencies are violations of licensing requirements that, if not corrected, have a direct and immediate risk to the health, safety, or personal rights of persons in care.
- Type B deficiencies are violations of licensing requirements that, without correction, could become a risk to the health, safety, or personal rights of persons in care, a recordkeeping violation that could impact the care of said persons and/or protection of their resources, or a violation that could impact those services required to meet the needs of persons in care.

PLANS OF CORRECTION (POCs) The licensing agency is required to establish a reasonable length of time to correct a deficiency. In order to set the time, the licensing agency must take into consideration the seriousness of the violation, the number of persons in care involved, and the availability of equipment and personnel necessary to correct the violation. Applicants/licensees are requested to provide a specific plan for each violation on the right side of the form across from each deficiency. The more specific the plan, the less chance exists for any misunderstanding in setting time limits and reviewing corrections. The applicant/licensee who encounters problems beyond their control in completing the corrections within the specified time frame may request and may be granted an extension of the correction due date by the licensing agency.

CORRECTION NOTIFICATION The applicant/licensee is responsible for completing all corrections and promptly notifying the licensing agency of corrections. Applicants/licensees are advised to keep a dated copy of any correspondence sent to the licensing agency concerning corrections, or if corrections are telephoned to the licensing agency, the date, person contacted, and information given.

CIVIL PENALTIES The licensing agency is required by law to issue a Penalty Notice, when applicable, to all facilities holding a license issued by the licensing agency, or subject to licensure, except Certified Family Homes, Resource Families, and Foster Family Homes, or any governmental entity.

PENALTY NOTICE GIVEN The statement concerning civil penalties serves as a penalty notice on this Licensing Report and failure to correct cited licensing deficiencies will result in civil penalties. Applicants/ licensees are required to pay civil penalties when administrative appeals have been exhausted and in accordance with any payment arrangements made with the licensing agency.

APPEAL RIGHTS The applicant/licensee has a right without prejudice to discuss any disagreement in this report with the licensing agency concerning the proper application of licensing requirements. The applicant/ licensee may request a formal review by the licensing agency to amend or dismiss the notice of deficiency and/ or civil penalty. Requests for review shall be made in writing within 15 business days of receipt of a deficiency notification or civil penalty assessment. Licensing deficiencies may be appealed pursuant to the procedures in the LIC 9058 Applicant/Licensee Rights.

AGENCY REVIEW The licensing agency review of an appeal may be conducted based upon information provided in writing by the applicant/licensee. The applicant/licensee may request an office meeting to provide additional information. The applicant/licensee will be notified in writing of the results of the agency review within 60 business days of the date when all necessary information has been provided to the licensing agency.

EMAIL REQUIREMENT Adult Community Care Facilities, Residential Care Facilities for the Chronically Ill, and Residential Care Facilities for the Elderly are required to provide and maintain an active email address of record with the licensing agency.

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FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: DAISY ANNE GARDENS	FACILITY NUMBER: 197606694
	VISIT DATE: 08/25/2026

NARRATIVE	
1	(continued from LIC 809)
2	
3	Smoke detectors/carbon monoxide. Dual smoke and carbon monoxide detectors were located
4	throughout the facility, tested and observed to be operational.
5	
6	Outside areas: LPA toured the outside area of the facility and observed appropriate outdoor furniture,
7	with a covered shaded area for residents. There is no body of water in the facility
8	
9	Laundry Room: Laundry machines are placed outside of the property. Disinfectants, laundry detergents
10	and hygiene supplies were stored and inaccessible to residents in care. Extra linens were stored in a
11	separated linen closet and readily available.
12	
13	Garage: There is no garage in the property, only two (2) car ports at the front.
14	
15	MEDICATION: LPA observed centrally stored medication and First Aid kit locked inside the closet
16	located in the hallway next to bathroom #1 inaccessible to residents in care. LPA observed First-aid kit is
17	complete and has new manual. PRN medications have written orders from a physician.
18	
19	Records: LPA reviewed records of four (4) residents and four (4) staff members. Resident and staff
20	records appeared to be complete and updated.
21	
22	Disaster drill was last conducted on 06/1/26. Required posting observed in facility (complaint hot
23	line poster).
24	
25	
26	
27	
28	There is no deficiency observed during today's inspection.
29	
30	Exit interview conducted. Copy of this report issued.
31	
32	

NAME OF LICENSING PROGRAM MANAGER: Troy Agard	
NAME OF LICENSING PROGRAM ANALYST: Jose Gary Tan	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 08/25/2026
I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 08/25/2026