

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197608349
Report Date: 08/11/2026
Date Signed: 08/11/2026 02:25:57 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:	ABBEY ROAD VILLA	FACILITY NUMBER:	197608349
ADMINISTRATOR/MARINE KARAPETIAN		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	14132 HUBBARD STREET	TELEPHONE:	(818) 837-0077
CITY:	SYLMAR	STATE: CA	ZIP CODE: 91342
CAPACITY:	78	CENSUS: 57	DATE: 08/11/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCEDTIME VISIT/INSPECTION	09:18 AM
		BEGAN:	
MET WITH:	Marine Karapetian - Administrator	TIME VISIT/INSPECTION	02:30 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Jose Tan met with Administrator Marine Karapetian for a One (1) Year
2	Required visit for this facility. LPA explained the reason for the visit.
3	
4	A tour of the physical plant was conducted at 9:38 AM and the following was noted:
5	
6	There is only one entrance being utilized at the facility, the front main entrance door. Screening area is
7	located immediately upon entrance. The facility had submitted and approved Mitigation and Infection
8	plan.
9	
10	The facility is a single storey building with shared and private bedrooms and bathrooms. Exit signal
11	alarms were tested and at 10:05 AM and observed to be operational. All indoor and outdoor
12	passageways/exits were free of obstruction. There is no body of water in the facility. The facility
13	maintains a comfortable temperature at 75°F. The facility's smoke alarms are hard wired and
14	interconnected and back up tests are done in house on a regular basis.
15	
16	
17	The facility is equipped with sprinkler system which was last tested on 02/05/26 and valid until 01/31/27.
18	Fire Alarm test was also performed also on 02/05/26. Fire extinguishers are located all throughout the
19	facility and were last serviced on 02/11/26. Fire Drill was last conducted on 08/05/26.
20	
21	Kitchen: The kitchen appeared clean and the appliances and fixtures functional during the time of visit.
22	LPA observed a sufficient supply of perishable and non-perishable food and properly stored at the
23	facility. Knives, cleaning agents, and other potentially hazardous items were locked and inaccessible.
24	(continued to LIC 809-C)
25	

Troy Agard	
Jose Gary Tan	

DATE: 08/11/2026

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 08/11/2026

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.

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
FACILITY EVALUATION REPORT (Cont)	COMMUNITY CARE LICENSING DIVISION
	WOODLAND HILLS S.ASC, 21731 VENTURA
	BLVD., STE. 250
	WOODLAND HILLS, CA 91364

FACILITY NAME: ABBEY ROAD VILLA **FACILITY NUMBER:** 197608349
VISIT DATE: 08/11/2026

NARRATIVE	
1	(continued from LIC 9099)
2	
3	Bedrooms: The resident bedrooms were properly furnished with one chair, night stand and sufficient
4	lighting for each resident. The bedrooms had appropriate and adequate bedding and linens such as
5	sheets, pillowcases, mattress pads, and blankets.
6	
7	Bathrooms: LPA observed all bathrooms to be clean, properly supplied and equipped with functional
8	fixtures. LPA observed grab bars and non-skid mats in all bathrooms. Residents have sufficient amounts
9	of supplies for personal hygiene. There are four (4) common shower rooms in the facility, all observed to
10	be clean and in good repair. Hot water was measured in random bathroom at the range of 105.4°F to
11	110.1°F and observed to be within the required limit.
12	
13	Common Areas: These includes the living room, dining room and outdoor areas. Facility common areas
14	appeared to be clean and appropriately furnished at the time of this visit, no accessible hazards were
15	observed.
16	
17	Medications were observed to be stored in designated Medication room. The Medication room was
18	observed to be locked at the time of visit. There are two (2) sets of first aid kit in the Medication room.
19	
20	
21	Resident/Staff File Review: LPA reviewed records of five (5) random residents and five (5) staff.
22	Resident and staff records appeared to be complete and updated.
23	
24	Laundry room is located in hallway no. 2 and observed to be locked during visit.
25	
26	There is no immediate health and safety hazard during this visit.
27	
28	Exit interview conducted. Copy of this report issued,
29	
30	
31	
32	

NAME OF LICENSING PROGRAM MANAGER: Troy Agard	
NAME OF LICENSING PROGRAM ANALYST: Jose Gary Tan	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 08/11/2026
I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 08/11/2026