

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197608468
Report Date: 09/08/2026
Date Signed: 09/08/2026 04:56:26 PM

COMPREHENSIVE INSPECTION

Document Has Been Signed on 09/08/2026 04:56 PM - It Cannot Be Edited

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

FACILITY NAME:	BELMONT VILLAGE BURBANK	FACILITY NUMBER:	197608468
ADMINISTRATOR/RODRIGUEZ, MARY JANE DIRECTOR:		FACILITY TYPE:	740
ADDRESS:	455 E ANGELENO AVE	TELEPHONE:	(818) 972-2405
CITY:	BURBANK	STATE: CA	ZIP CODE: 91501
CAPACITY: 160		CENSUS: 126	DATE: 09/08/2026
TYPE OF VISIT:	Annual/Random	UNANNOUNCEDTIME VISIT/INSPECTION	09:05 AM
MET WITH:	Executive Director-Mary Jane Rodroquez	BEGAN: TIME VISIT/INSPECTION	04:45 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Nadia Shahbazian conducted an unannounced Required One year inspection. LPA met with Executive Director, Mary Jane Rodriguez and explained the reason for the visit.
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4	The facility is licensed to serve a capacity of one hundred sixty (160) Non-Ambulatory residents, ages 60 and above, of whom thirty (30) may be bedridden. Facility has an approved waiver for (15) hospice residents. There are currently 101 residents residing in the Assisted Living unit of the facility and 25 residents in the memory Mare Unit; including 13 residents receiving hospice services.
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8	At 10:20 am, LPA conducted a tour of the physical plant with the Beatriz Martinez-Director of Resident Care Services and observed the following: Facility consists of four floors and two underground garage levels. Screening/Reception area is located immediately upon entrance. Required postings were displayed at the reception area and hallways, accessible to residents in care. The main door is the primary entry/exit access. In addition, the facility has four (4) exit on each floor. Facility provides dementia care; LPA observed delayed egress doors in the Memory Care Unit on the first floor. In addition facility is equipped with fire doors on each floor. Smoke/carbon monoxide detectors are hardwired, and interconnected. Multiple fire extinguishers were observed throughout the facility, on each floor. All fire extinguishers were serviced on 10/23/2025 and observed to be fully charged. Fire sprinklers were observed throughout the facility as well. Evacuation chairs were observed atop stairwell on the fourth floor. Roof access is inaccessible to residents. Evacuation routes are clearly labelled and posted throughout. Facility conducts monthly fire/earthquake/emergency disaster evacuation drills; the last emergency drill was conducted on 08/27/2026.
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DATE: 09/08/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 09/08/2026

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

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: BELMONT VILLAGE BURBANK FACILITY NUMBER: 197608468
VISIT DATE: 09/08/2026

NARRATIVE	
1	Common Areas: Building is a four story structure. First floor has a lobby, two dining rooms, bistro, computer area for residents, a great room, two patios. There is a fitness center, activity rooms and offices on the second floor. The third floor has activity rooms such as "Center for Learning" and "Circle of Friends". There is a library, movie theatre, gaming area and hair salon on the fourth floor. A screened and glassed fireplace was observed in the great room. There are sitting and activity areas on each floor, two elevators and three balconies on second, third and fourth floors. In addition computers were observed in the bistro and the library. Facility offers land line telephone, internet and wi-fi access for resident use. Common area walls, carpets and furnishings were observed to be clean and in good condition.
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NAME OF LICENSING PROGRAM MANAGER: Mary G Flores	
NAME OF LICENSING PROGRAM ANALYST: Nadia Shahbazian	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 09/08/2026
I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 09/08/2026

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FACILITY EVALUATION REPORT (Cont)	

NARRATIVE	
1	Laundry: Facility has one (1) laundry room on each floor with total of three (3) washers and four (4) dryers. Laundry detergents, cleaning toxins are connected to the washers and electronically dispensed. Surrounding Grounds: The passageways and entrance to the home was clear of obstruction. Facility has two outdoor patios with tables, umbrellas and sufficient seating for the residents. Outdoor furniture was observed to be in good condition. LPA also observed raised gardening bed area, where residents had planted herbs and flowers. There are no bodies of water in the facility. Medications: Wellness Room is located on the first floor, where medication records for all the residents are kept. Memory Care Unit medications were kept separate on the first floor, in locked medication carts. The Assisted Living medications were kept locked in medication carts in the third floor. First aid kit and manual were kept in the Wellness Room. LPA counted medications for ten (10) residents in random and compared to Medication Administrator Records (MAR)s for accuracy of administration; no discrepancies were observed. Due to time constraints, LPA was unable to complete today's annual inspection. LPA will conduct record review of resident and staff records at a later date. No deficiencies observed during today's visit. Exit interview was conducted, and copy of the report was given to facility Administrator.
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