

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197609022
Report Date: 08/18/2026
Date Signed: 08/18/2026 03:53:05 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.RO, 21731 VENTURA BLVD., STE. 250 WOODLAND HILLS, CA 91364
FACILITY EVALUATION REPORT	

FACILITY NAME:	EVERGREEN RETIREMENT	FACILITY NUMBER:	197609022
ADMINISTRATOR/DIRECTOR:	TANYA QUEZADA	FACILITY TYPE:	740
ADDRESS:	225 NORTH EVERGREEN STREET	TELEPHONE:	(818) 843-8268
CITY:	BURBANK	STATE:	CA
CAPACITY:	99	ZIP CODE:	91505
TYPE OF VISIT:	Case Management - Annual	CENSUS:	75
	Continuation	DATE:	08/18/2026
MET WITH:	Tanya Quezada-Executive Director	UNANNOUNCED TIME VISIT/INSPECTION	01:45 PM
		BEGAN:	
		TIME VISIT/INSPECTION	03:50 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Nadia Shahbazian conducted an unannounced continuation of the
2	Required One (1) year visit, conducted previously on 08/10/2026. LPA met with Tanya Quezada -
3	Executive Director and explained the reason for the visit. LPA utilized the Compliance and Regulatory
4	Enforcement (CARE) tools. The Residential Care For the Elderly (RCFE) facility is for residents of ages
5	60 and above. Fire clearance is for 99 ambulatory residents, of which 50 may be non-ambulatory. A
6	hospice waiver for 6 residents is in place with currently only 2 residents are in hospice care.
7	
8	LPA had previously toured the kitchen, multiple bedrooms/bathrooms in both floors, and common areas.
9	During today's visit, at approximately 2:05pm, LPA also conducted a tour of the facility. No immediate
10	health or safety issues were observed. During today's visit LPA interviewed staff and residents.
11	
12	LPA had previously reviewed Medication Administration Records (MAR)s and counted the medications
13	for eight (8) residents. During today's visit LPA conducted a file review of nine (9) resident records,
14	including but not limited to: Admission records, current physician/appraisal and needs plans, resident
15	rights. All resident records reviewed were current. Staff records for nine (9) staff were also reviewed,
16	including training records. All records were in order.
17	
18	LPA reviewed the Fire and Disaster/Earthquake drills, which is usually conducted quarterly. The last drill
19	was conducted on 05/25/2026. A fire inspection visit by K.O. Fire is scheduled for 09/03/2026. LPA
20	obtained a copy of the Infection Control Plan and the Emergency and Disaster Plan.
21	
22	Pursuant to Title 22 Division 6 of the CA Code of Regulations, no deficiencies observed during the visit.
23	
24	Exit Interview Conducted / A Copy of the Report provided to Administrator.
25	

Mary G Flores	
Nadia Shahbazian	

DATE: 08/18/2026

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 08/18/2026

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

LIC809 (FAS) - (06/04)
California Health & Human Services Agency

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California Department of Social Services

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.