

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197609362

Report Date: 10/17/2025

Date Signed: 10/17/2025 03:31:19 PM

COMPREHENSIVE INSPECTION

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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
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FACILITY NAME: IVY PARK AT BURBANK	FACILITY NUMBER: 197609362
ADMINISTRATOR/DIRECTOR: ANGELA SMITH	FACILITY TYPE: 740
ADDRESS: 2721 WILLOW STREET	TELEPHONE: (818) 954-9500
CITY: BURBANK	STATE: CA
CAPACITY: 130	ZIP CODE: 91505
TYPE OF VISIT: Case Management - Annual Continuation	CENSUS: 81
	DATE: 10/17/2025
MET WITH: Angela Smith-Executive Director	UNANNOUNCED TIME VISIT/INSPECTION BEGAN: 09:45 AM
	TIME VISIT/INSPECTION COMPLETED: 03:30 PM

NARRATIVE

1 Licensing Program Analyst Nadia Shahbazian conducted an unannounced site visit continuation of the
2 required annual inspection, conducted on 10/16/2025. LPA met with Angela Smith - Executive
3 Director/Administrator and explained the purpose of this visit.
4
5 The following remaining inspection domains were observed, reviewed and inspected:
6
7 **Medications:** Facility has two Medication Rooms, one on the first floor for Assisted Living Unit, the other
8 on the second floor for the Memory Care Unit. Medications are securely locked in medications cabinets,
9 inaccessible to residents. LPAs reviewed Medication Administration Records (MARs) for six (6)
10 residents and compared them to the medication count and found no discrepancies. Multiple First Aid kits
11 and the First Aid Manual were observed in the Medication Rooms.
12
13 **Resident records:** All records were observed as locked in administrative offices. A total of ten (10)
14 resident files were reviewed, Records included but not limited to: current IPP and/or needs and services
15 plans, physician reports, centrally stored medication logs and admission agreements. Resident records
16 appeared to be complete and current.
17
18 **Staff records:** All staff records are kept locked in the Business Office. A total of eight (8) Staff files were
19 reviewed. Criminal record clearances were present, and Staff are associated to this facility. Staff records
20 appear to be complete and current.
21
22
23
24
25 Under California Code of Regulations, Title 22, Division 6, deficiencies cited during today's visit. Exit
interview conducted and copy of the report with appeal rights provided to the administrator.

NAME OF LICENSING PROGRAM MANAGER: Troy Agard
NAME OF LICENSING PROGRAM ANALYST: Nadia Shahbazian
LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 10/17/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 10/17/2025

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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Created By: Nadia Shahbazian On 10/17/2025 at 01:16 PM
Link to Parent Document Below:

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

FACILITY NUMBER: 197609362

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 10/17/2025

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 10/31/2025 Section Cited CCR 87303(a)(1)	1 87303 Maintenance and Operation 2 (a) The facility shall be clean, safe, 3 sanitary and in good repair at all times. 4 (1) Floor kitchen areas shall be 5 maintained in a clean, sanitary, and 6 odorless condition. 7 This requirement is not met as evidenced by:	1 Administrator will ensure that kitchen 2 floors, walls, doors and kitchen 3 appliances have been professionally 4 cleaned and sanitized and pictures are 5 provided to LPA by the POC date. 6 7
8 9 10 11 12 13 14	Based on observation, the licensee did not comply with the section cited above in having kitchen floors, walls, doors and kitchen appliances such as industrial oven to be clean, which poses/posed a potential health, safety or personal rights risk to persons in care.	8 9 10 11 12 13 14
1 2 3 4 5 6 7		1 2 3 4 5 6 7
1 2 3 4 5 6 7		1 2 3 4 5 6 7

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

NAME OF LICENSING PROGRAM	Troy Agard
MANAGER:	

NAME OF LICENSING PROGRAM

Nadia Shahbazian

ANALYST:

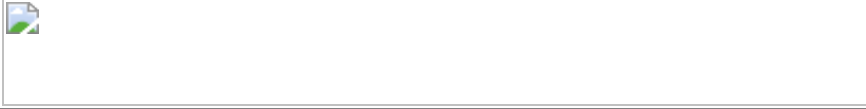
LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 10/17/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 10/17/2025