

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197610098
Report Date: 04/05/2026
Date Signed: 04/05/2026 12:13:42 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES	
FACILITY EVALUATION REPORT		COMMUNITY CARE LICENSING DIVISION	
		WOODLAND HILLS S.ASC, 21731 VENTURA BLVD., STE. 250	
		WOODLAND HILLS, CA 91364	
FACILITY NAME: AFFORDABLE BOARD AND CARE INC.		FACILITY NUMBER:	197610098
ADMINISTRATOR/KESHISHI, VILBERT		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	11382 KAMLOOPS ST	TELEPHONE:	(818) 397-5690
CITY:	LAKEVIEW TERRACE	STATE: CA	ZIP CODE: 91342
CAPACITY: 6		CENSUS: 6	DATE: 04/05/2026
TYPE OF VISIT: Required - 1 Year		UNANNOUNCEDTIME VISIT/INSPECTION	08:53 AM
		BEGAN:	
MET WITH: Vilbert Keshishi - Administrator		TIME VISIT/INSPECTION	12:15 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Gary Tan conducted an unannounced One (1) year Required visit at
2	this facility. LPA met with the administrator Vilbert Keshishi and explained the purpose of this visit.
3	
4	A tour of the physical plant was conducted at 9:18 AM and the following was observed:
5	
6	The facility has one main entrance being used, screening station is located immediately upon entrance
7	and had a table equipped with hand sanitizer, gloves, mask and sign in sheet. The facility has an
8	approved mitigation and Infection plan on file.
9	
10	The facility is a single storey building and has four (4) bedrooms and two (2) bathrooms. An additional
11	bedroom and one (1) bathroom is designated for staff use. Fire cleared for six (6) non-ambulatory
12	residents, one (1) of which maybe bedridden on Room #1. Hospice waiver for six (6) residents.
13	
14	
15	Living and dining room furniture were checked. The living room is neat and clean along with the dining
16	room. Furniture were observed to be in good repair and excellent condition. The facility maintains a
17	comfortable temperature at 74°F. The dual smoke/carbon monoxide alarm are hardwired and
18	interconnected and observed to be operational. There is a Fire extinguisher located in the kitchen and
19	observed to be last bought on 02/08/26.
20	
21	(continued on LIC 809-C)
22	
23	
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Troy Agard
NAME OF LICENSING PROGRAM ANALYST: Jose Gary Tan

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 04/05/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 04/05/2026

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 COMMUNITY CARE LICENSING DIVISION WOODLAND HILLS S.ASC, 21731 VENTURA BLVD., STE. 250 WOODLAND HILLS, CA 91364
FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: AFFORDABLE BOARD AND CARE INC. **FACILITY NUMBER:** 197610098
VISIT DATE: 04/05/2026

NARRATIVE	
1	(continued from LIC 809)
2	
3	The Clients' rooms are adequately furnished with appropriate furniture and lighting system. Hall
4	ways/passage ways are lit. Clients have sufficient amounts of personal hygiene product which is
5	provided by the licensee.
6	
7	Food Service/Kitchen area was sufficiently stocked with two (2) days perishable and seven (7) days
8	non-perishable food. Frozen foods are properly wrapped and stored appropriately. Food storage and
9	preparation areas are clean and inaccessible to pests. Knives and sharps are observed to be locked in
10	the kitchen drawer and inaccessible to residents. Laundry area is located in the garage. Laundry
11	detergent, cleaning solutions and other toxins are observed to be locked inside the garage.
12	
13	The Bathroom was checked for cleanliness and proper operation. LPA observed the appropriate grab
14	bars in the toilet and shower. The hot water temperature was checked and measured at 115.7°F. Towels
15	and washcloths are not shared. There were enough clean linen available in stock at the cabinet.
16	
17	Medications: LPA observed that the medication are kept in the cabinet in the kitchen are a and was
18	observed to be locked and inaccessible to residents. There was a complete first aid kit located on top of
19	the medication cabinet.
20	
21	Garage: The garage has access from inside the facility and also being used as frozen and emergency
22	food and other supplies storage. The Backyard had a covered shaded area for clients with outdoor
23	furniture. There is no body of water at the facility.
24	
25	Client records. All six (6) clients records were reviewed. Clients record appeared to be complete and
26	current. Staff records were also reviewed. Three (3) staff records were reviewed, they all have criminal
27	record clearances and associated to this facility. Current training and first aid observed for staff on duty.
28	Administrator's certificate was observed to be current. Disaster drill was last conducted on 04/01/26.
29	Required posting observed in facility (complaint hot line poster, personal rights, etc).
30	
31	
32	Exit interview conducted. Copy of the report issued.

NAME OF LICENSING PROGRAM MANAGER: Troy Agard	
NAME OF LICENSING PROGRAM ANALYST: Jose Gary Tan	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 04/05/2026
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FACILITY REPRESENTATIVE SIGNATURE:	DATE: 04/05/2026