

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197610150
Report Date: 03/17/2026
Date Signed: 03/17/2026 03:31:10 PM

Document Has Been Signed on 03/17/2026 03:31 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:	CALIFORNIA DREAM ASSISTED LIVING	FACILITY NUMBER:	197610150
ADMINISTRATOR/AGHABEKYAN, GAYANE		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	7043 TAMPA AVE	TELEPHONE:	(818) 300-8393
CITY:	RESEDA	STATE: CA	ZIP CODE: 91335
CAPACITY: 6		CENSUS: 4	DATE: 03/17/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCEDTIME VISIT/	INSPECTION 12:15 PM
		BEGAN:	
MET WITH:	Gayane Aghabekyan, Administrator	TIME VISIT/	
		INSPECTION	03:50 PM
		COMPLETED:	

NARRATIVE	
1	At 12:15 PM Licensing Program Analyst (LPA), Huma Rahimi, conducted an unannounced annual inspection at the facility mentioned above. LPA met with the staff Gayane Sahakyan and the Administrator was contacted via a telephone. LPA explained the reason for the visit. The Administrator Designee Rima Agaronyan arrived to the facility and conducted a physical plant tour of the facility with LPA. The Administrator arrived at 12:30. Kitchen: 12:20 AM, LPA toured the kitchen area. The kitchen contained two refrigerators with adequate supplies of staple non-perishable for minimum 1 week and perishable for 2 days. The laundry room is located next to the kitchen and LPA observed all detergents and cleaning supplies were locked and inaccessible to residents in care. LPA observed a fully charged fire extinguisher in the office area which located in the living room and was last purchased on 09/02/2025. Medications: At 12:25 PM, LPA observed a locked office where all residents medications were locked and inaccessible. LPA also observed residents and staff files locked and available for review. Bedrooms: The facility had five (5) bedrooms. One (1) bedroom is designated for staff. The staff bedroom was locked and contained no hazardous items. Bedroom #2 and bedroom #3 are shared and bedroom #1 and bedroom #4 are private. All bedrooms contained adequate storage space, clean linens, televisions, nightstands, and lamps. Bedroom #1, bedroom #2, and bedroom #3 had exit doors in the room with ramps leading out. Continue on LIC 809C
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NAME OF LICENSING PROGRAM MANAGER: Nichelle Gillyard
NAME OF LICENSING PROGRAM ANALYST: Huma Rahimi

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 03/17/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 03/17/2026

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.

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FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: CALIFORNIA DREAM ASSISTED LIVING **FACILITY NUMBER:** 197610150
VISIT DATE: 03/17/2026

NARRATIVE	
1	Bathrooms: The facility had two (2) bathrooms. Both bathrooms contained fully stocked soap, paper towels, trash can, non-skid mats, and grab bars. LPA observed trash cans with tight fitting lids, -Hot water temperature measured at 118.9°F. Common Areas: The facility maintains a comfortable temperature at 77°F. The living room and dining area appeared clean and were properly furnished. The living room has a television, comfortable furniture. No obstructions and or tripping hazards throughout the facility. Smoke detectors/carbon monoxide. Smoke detectors were located throughout the facility, and at 12:30 PM they were tested and observed to be operational. Carbon monoxide was located in a hallway and was also tested and observed to be operational. Outside space: LPA observed a covered patio area for visitation and an extra table with furniture in good repair. All outdoor spaces and paths were from obstructions. Garage: LPA observed a garage with adequate incontinence supplies, PPE and two extra fridges. Between 12:45 PM to 1:45 PM, LPA reviewed records of four (4) residents and two (2) staff. Residents and staff records appeared to be complete and updated. Administrative: LPA collected Certificate of Liability Insurance, and LIC500. No deficiency cited during today's visit. Exit interview conducted and copy of this report signed and delivered.
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FACILITY REPRESENTATIVE SIGNATURE:		DATE: 03/17/2026