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Department of

SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 197610754
Report Date: 03/23/2026
Date Signed: 03/23/2026 01:18:07 PM

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

FACILITY NAME:	DIGNITY ASSISTED LIVING LLC		FACILITY NUMBER:	197610754
ADMINISTRATOR/ DIRECTOR:	MAHMOODZADEH,NIRVANA		FACILITY TYPE:	740
ADDRESS:	11000 NOBLE AVE		TELEPHONE:	(818) 913-7799
CITY:	MISSION HILLS	STATE: CA	ZIP CODE:	91345
CAPACITY: 6		CENSUS:	DATE:	03/23/2026
TYPE OF VISIT:	Office	UNANNOUNCED	TIME VISIT/ INSPECTION BEGAN:	11:00 AM
MET WITH:	Nirvana Ghaemi Mahmoodzadeh		TIME VISIT/ INSPECTION COMPLETED:	01:00 PM

NARRATIVE

At 11:00 a.m. on 03/23/2026, Licensing Program Analysts (LPAs) Tihesha Smith and Gary Tan met with Licensees Nirvana Ghaemi Mahmoodzadeh, Noraet Neshan and Nona Virbyan Applicant/Licensee pending RCFE application for "Devoted Assisted Living" at the Woodland Hills-South Adult and Senior Care Regional Office for a Non-Compliance Conference (NCC).

On 02/20/2026 Woodland Hills South Regional Office, received a complaint alleging “Unlicensed Care was being provided at 9229 Valjean Ave, North Hills CA 91343”. During course of investigation, it was determined that there is a pending RCFE application submitted for the above Unlicensed Location and the Licensees of Dignity Assisted Living Inc were involved in the Unlicensed operations conducted at the location.

The licensees, who are also certified administrators with the Department of Social Services were given an opportunity to explain the reasons for their involvement in the Unlicensed operation.

NAME OF LICENSING PROGRAM MANAGER: Naira Margaryan
NAME OF LICENSING PROGRAM ANALYST: Tihesha Smith

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 03/23/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 03/23/2026

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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Created By: Tihesha Smith On 03/20/2026 at 01:29 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 , 21731 VENTURA BLVD., STE. 250 WOODLAND HILLS, CA 91364

FACILITY NAME: DIGNITY ASSISTED LIVING LLC **FACILITY NUMBER:** 197610754

DEFICIENCY INFORMATION FOR THIS PAGE: **VISIT DATE:** 03/23/2026

Deficiency Type POC Due Date / Section Number		DEFICIENCIES		PLAN OF CORRECTIONS(POCs)
Type B 04/15/2026 **Section Cited** CCR 87405(d)(1)	1 2 3 4 5 6 7	87405 Administrator - Qualifications and Duties - (d) The administrator shall have the qualifications... (1) Knowledge of the requirements for providing care and supervision appropriate to the residents. This requirement is not met as evidenced by:	1 2 3 4 5 6 7	Licensees informed already finished 20 hrs and agreed to get additional vendored training for administrator qualifications. POC due date: 04/15/26
	8 9 10 11 12 13 14	Based on interviews and observation, the licensee did not comply with the section cited above which poses 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 MANAGER:	Naira Margaryan
NAME OF LICENSING PROGRAM ANALYST:	Tihesha Smith

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 03/23/2026

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 03/23/2026

NARRATIVE

(Cont from 809)

During this meeting LPA Tihesha Smith was able to request additional information regarding the unlicensed complaint. The licenses of DIGNITY ASSISTED LIVING LLC and prospective applicants for DEVOTED CARE ASSISTED LIVING were informed that continued involvement in Unlicensed operations may lead to denial of application and other possible adverse actions as the Department Deemed necessary.
In addition, during this meeting, LPM and LPAs discussed other issues and citations issued to this facility during various Licensing Visits conducted on 02/18/2026 and on 03/04/2026. The Licensee was cited for missing staff records and for allowing two (02) individuals to work for the facility prior to obtaining criminal record clearance and association to the facility.

After reviewing the facility compliance history, recent deficiencies and other points of concern, at the time of this visit an additional deficiency was issued for insufficient administrator qualifications and duties.
Deficiency is issued on the corresponding LIC 809-D page.

Exit interview conducted. Appeal rights discussed. Copy of report provided.

NAME OF LICENSING PROGRAM MANAGER: Naira Margaryan
NAME OF LICENSING PROGRAM ANALYST: Tihesha Smith
LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 03/23/2026

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