

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 198601566
Report Date: 04/05/2022
Date Signed: 04/05/2022 05:05:18 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 CCLD Regional Office, 1000 CORPORATE DR #100 MONTEREY PARK, CA 91754	
FACILITY NAME:	STUDIO ROYALE	FACILITY NUMBER:	198601566
ADMINISTRATOR:	TERRI WEITZMAN	FACILITY TYPE:	740
ADDRESS:	3975 OVERLAND AVENUE	TELEPHONE:	(310) 836-5854
CITY:	CULVER CITY	STATE:	CA
CAPACITY:	175	ZIP CODE:	90232
TYPE OF VISIT:	Required - 1 Year	CENSUS:	97
MET WITH:	Executive Director - Terri Weitzman	DATE:	04/05/2022
		UNANNOUNCED TIME BEGAN:	09:54 AM
		TIME COMPLETED:	01:15 PM

NARRATIVE	
1	On 04/05/2022, Licensing Program Analyst (LPA) Don Senaha conducted an unannounced annual
2	required visit with a primary focus on Infection Control measures using the new CARE Inspection Tool.
3	LPA met with Executive Director Terri Weitzman and explained the purpose of today's visit. The facility is
4	licensed to operate for one hundred and seventy-five (175) elderly residents ages 60 and above of
5	which five (5) can be bedridden on the first floor and 74 non-ambulatory. The facility is approved for five
6	(5) hospice.
7	
8	The facility is two stories with no memory care. There is a total of 37 resident rooms on the first floor and
9	57 rooms on the second floor. There is a parking area in the front and side of the facility. The
10	lobby/receptionist area is located as you enter the building. There are two common bathrooms on each
11	floor. The activity room is located on the first floor. The dining room is located on the first floor. The
12	TV/Movie room are located on the first floor. The staff break room is located on the first floor. The library
13	is located on the second floor with a computer accessible for residents. There an outside patio area with
14	canopies and tables with chairs all along the perimeter.
15	
16	LPA and Executive Director toured the physical plant. There were no bodies of water or obstructions on
17	the premises. Various rooms were inspected – rooms 130, 138, 150, 156, 160, 206, 219, 226, 251 and
18	259, where beds and bedding supplies were in good condition, adequate lighting provided, storage for
19	resident personal belongings was observed. Bed linens, comforters, and bath towels were adequately
20	stocked at the time of visit. Bathrooms were found to be within Title 22 regulations and were clean and
21	operational. Water temperature was measured and within Title 22 regulations between 105.1 F and
22	116.6 F. A comfortable temperature was maintained in the facility.
23	
24	Evaluation Report Continues on LIC 809-C
25	

NAME OF LICENSING PROGRAM MANAGER: Eva M Alvarez
NAME OF LICENSING PROGRAM ANALYST: Don Senaha

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 04/05/2022

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 04/05/2022

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

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
CCLD Regional Office, 1000 CORPORATE DR #100
MONTEREY PARK, CA 91754

FACILITY EVALUATION REPORT (Cont)

FACILITY NAME: STUDIO ROYALE

FACILITY NUMBER: 198601566

VISIT DATE: 04/05/2022

NARRATIVE

- 1 LPA observed the facility to be sanitary and appropriately furnished at the time of visit. The kitchen was
- 2 inspected and there is sufficient perishable and non-perishable food available and maintained properly.
- 3 There is a walk in refrigerator and freezer fully stocked in the kitchen. Food deliveries are made to the
- 4 facility every Tuesday and Friday of every week. Multiple fire extinguishers were fully charged on each
- 5 floor. Medication room is located on the second floor for the facility and was inspected. Laundry rooms
- 6 exist on each floor with laundry for big linen done in the laundry room on the first floor.
- 7
- 8 During the visit, LPA observed the facility infection control practices. LPA observed screening protocols
- 9 for visitors, staff, and residents, sanitizing stations in common areas and restrooms. LPA observed staff
- 10 were wearing face coverings, LPA observed the facility has a minimum 30-day supply of Personal
- 11 Protective Equipment (PPE) available.
- 12
- 13 The last fire drill was conducted on 03/20/2022 and the last disaster drill conducted on 03/20/2022.
- 14
- 15 All mandated inspection control posters were posted.
- 16
- 17 No other deficiencies were cited during this inspection visit.
- 18
- 19
- 20 An exit interview was conducted and a copy of this report was provided to Terri Weitzman.
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NAME OF LICENSING PROGRAM MANAGER: Eva M Alvarez

NAME OF LICENSING PROGRAM ANALYST: Don Senaha

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 04/05/2022

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 04/05/2022