

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 198603535
Report Date: 09/10/2026
Date Signed: 09/10/2026 06:30:16 PM

Document Has Been Signed on 09/10/2026 06:30 PM - It Cannot Be Edited

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 1000 CORPORATE CNTR DR. ST 500 MONTEREY PARK, CA 91754
FACILITY EVALUATION REPORT	

FACILITY NAME:	SANTA ANITA ASSISTED LIVING	FACILITY NUMBER:	198603535
ADMINISTRATOR/ALISA DEAN		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	5600 GRACEWOOD AVENUE	TELEPHONE:	(626) 442-8410
CITY:	TEMPLE CITY	STATE: CA	ZIP CODE: 91780
CAPACITY:	150	CENSUS: 145	DATE: 09/10/2026
TYPE OF VISIT:	Case Management - Other	UNANNOUNCED TIME VISIT/INSPECTION	05:00 PM
		BEGAN:	
MET WITH:	Alisa Dean - Executive Director	TIME VISIT/INSPECTION	06:00 PM
		COMPLETED:	

NARRATIVE	
1	On 09/10/2026, Licensing Program Analyst (LPA) conducted an unannounced Case Management visit in conjunction with a complaint investigation visit. During the visit, LPA toured the facility and conducted a health and safety inspection.
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5	During the tour, LPA measured hot water temperatures in randomly selected resident rooms. The hot water temperatures measured 97.5°F in Room 116, 95.1°F in Room 165, 91.6°F in Room 163, and 122.5°F in Room 126. The temperatures were outside the required range of 105°F to 120°F.
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9	LPA also observed that the maintenance room door was unlocked and accessible to residents. The maintenance room contained paint, construction tools, a ladder, and other maintenance supplies that could pose a danger if accessible to residents.
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13	Deficiencies were observed and cited during today's visit. Please refer to the attached LIC 809D.
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15	Civil penalty in the amount of \$250 is issued for repeated violation a 12 month period.
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17	Exit interview conducted and copy of the report and appeal rights provided to Kuliema Blueford.
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Wei Siew Ho	
Nune Margaryan	

DATE: 09/10/2026

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 09/10/2026

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.

Created By: Nune Margaryan On 09/10/2026 at 04:45 PM
Link to Parent Document Below:

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FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: SANTA ANITA ASSISTED LIVING

FACILITY NUMBER: 198603535

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 09/10/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 09/11/2026 Section Cited CCR 87303(e)(2)	1 Maintenance and Operation.(e) Water 2 supplies and plumbing fixtures shall be 3 maintained as follows:2) Faucets used 4 by residents for personal care such as 5 shaving and grooming shall deliver hot 6 water. Hot water temperature controls 7 shall be maintained to automatically regulate the temperature of hot water used by residents to attain a temperature of not less than 105 degree F (41 degree C) and not more than 120 degree F (49 degree C).	1 Licensee will adjust the hot water 2 system to ensure temperatures 3 accessible to residents are maintained 4 between 105°F and 120°F. Licensee 5 will check hot water temperatures 6 throughout the facility and submit a 7 temperature log showing readings within the required range to Licensing by the POC due date.
	8 This requirement is not met as 9 evidenced by: 10 During the visit, LPA measured hot 11 water temperatures of 97.5°F in Room 12 116, 95.1°F in Room 165, 91.6°F in 13 Room 163, and 122.5°F in Room 126, 14 which were outside the required range. This poses an immediate health and safety risk to residents in care.	8 9 10 11 12 13 14
Type B 09/10/2026 Section Cited CCR87309(a)	1 Storage Space and Access.(a)Except 2 as specified in subsection (b), the 3 licensee shall ensure that disinfectants, 4 cleaning solutions, poisonous 5 substances, knives, matches, tools, 6 sharp objects, and other similar items 7 which could pose a danger to residents are in locked storage and are not left unattended if outside the locked storage. This requirement is not met as evidenced by:	1 Staff locked the maintenance room 2 door after LPA addressed the unlocked 3 door. Licensee will ensure that the 4 maintenance room remains locked and 5 that paint, tools, and other potentially 6 hazardous items remain inaccessible to 7 residents at all times. POC cleared during the visit. A civil penalty is being assessed due to a repeat violation of California Code of Regulations, Title 22, Section 87309(a), Storage Space, within a 12 month period.
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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:	Wei Siew Ho
NAME OF LICENSING PROGRAM ANALYST:	Nune Margaryan
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 09/10/2026
I acknowledge receipt of this form and understand my appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 09/10/2026