

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 198603550

Report Date: 02/11/2026

Date Signed: 02/11/2026 04:30:54 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION MONTEREY PARK ASC, 1000 CORPORATE CNTR DR. ST 500 MONTEREY PARK, CA 91754
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FACILITY NAME:	WEST PARK SENIOR LIVING	FACILITY NUMBER:	198603550
ADMINISTRATOR/JERI MILES		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(909) 592-8844
ADDRESS:	801 CYPRESS WAY	STATE: CA	ZIP CODE: 91773
CITY:	SAN DIMAS	CENSUS: 109	DATE: 02/11/2026
CAPACITY: 200		UNANNOUNCED TIME VISIT/	
TYPE OF VISIT: Office		INSPECTION	02:30 PM
		BEGAN:	
MET WITH:	Executive Director Jeri Miles-Hillery, Regional Director of Operations Sheila Bottinelli and Senior Vice President of Operations Beau Ayers	TIME VISIT/	
		INSPECTION	04:30 PM
		COMPLETED:	

NARRATIVE

1 An informal office meeting was held at the Monterey Park Adult and Senior Care Licensing Office.
2 Regional Manager (RM) Tony Vasallo, Licensing Program Manager (LPM) Adeline Ho, Licensing
3 Program Manager (LPM) Fernando Fierros and Licensing Program Analyst (LPA) Blanca Gonzalez met
4 with Executive Director Jeri Miles-Hillery, Regional Director of Operations Sheila Bottinelli and Senior
5 Vice President of Operations Beau Ayers. The purpose of this meeting is to discuss the "delicensing" of
6 the 6th and 7th floor.
7
8
9 • Office visit 10/29/24- initial discussion regarding the request to "delicense" 7th floor. There was
10 further indication to "delicense" the 6th floor. The request has not been approved by CCLD.
11 Attendees provided Health and Safety code 1569.17(b)(1)(B) and stated comingling is allowed.
12 • Annual visit 01/21/26, deficiencies cited for incomplete resident files. Attendees stated there are
13 no "renters" on site and they did not move forward with "delicensing." The capacity on the 7th
14 floor is 20. The capacity on the 6th floor in 22. Currently there are 28 RCFE residents on the 6th
15 and 7th floor. These residents will have a complete file.
16
17
18
19
20 During today's meeting, the following Title 22 Regulation Sections were discussed and materials
21 provided during the meeting.
22
23 87204 Limitations - Capacity and Ambulatory Status (RCFE)
24 87507 Admission Agreements.
25 87455 Acceptance and Retention Limitations

Report continues on the next page

NAME OF LICENSING PROGRAM MANAGER: Wei Siew Ho
NAME OF LICENSING PROGRAM ANALYST: Blanca Gonzalez
LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 02/11/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 02/11/2026

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 FACILITY EVALUATION REPORT (Cont)	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION MONTEREY PARK ASC, 1000 CORPORATE CNTR DR. ST 500 MONTEREY PARK, CA 91754
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FACILITY NAME: WEST PARK SENIOR LIVING **FACILITY NUMBER:** 198603550
VISIT DATE: 02/11/2026

NARRATIVE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32	<p>Licensee agreed to the following:</p> <ul style="list-style-type: none"> • 6th and 7th floor have not been “delicensed” • Will continue update client records to reflect RCFE residents who are living on the 6th and 7th floor. • Plan to submit new request in approximately 30 days with updated Plan of Operation <p>Attendees understood that the floors cannot be “delicensed” without CCLD’s response to the request.</p> <p>An exit interview was conducted, and a copy of this LIC 809 report was provided</p>
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NAME OF LICENSING PROGRAM MANAGER: Wei Siew Ho
NAME OF LICENSING PROGRAM ANALYST: Blanca Gonzalez
LICENSING PROGRAM ANALYST SIGNATURE: _____ **DATE:** 02/11/2026

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