

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 198603644
Report Date: 05/14/2026
Date Signed: 05/14/2026 04:32:47 PM

Document Has Been Signed on 05/14/2026 04:32 PM - It Cannot Be Edited

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
FACILITY EVALUATION REPORT	

FACILITY NAME:	ELITE SENIOR HOME	FACILITY NUMBER:	198603644
ADMINISTRATOR/PERVEZ, GLADYS		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(626) 290-1573
ADDRESS:	935 N DAMATO DR	ZIP CODE:	91724
CITY:	COVINA	STATE:	CA
CAPACITY:	6	CENSUS:	4
TYPE OF VISIT:	Required - 1 Year	DATE:	05/14/2026
		UNANNOUNCED TIME VISIT/	
		INSPECTION	11:28 AM
		BEGAN:	
MET WITH:	Administrator, Gladys Pervez	TIME VISIT/	
		INSPECTION	02:45 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analysts (LPA) Vaid conducted an unannounced annual licensing inspection. LPA
2	Vaid explained the purpose of the visit to Administrator Gladys Pervez, this facility is a Residential Care
3	for Elderly (RCFE) to serve residents for age 60 and above. The capacity is six (6). Facility has a
4	Dementia Care program for six (6) residents. Hospice waiver was approved for five (5). Administrator
5	Gladys Pervez has an RCFE Certificate expiring on 02/08/2027.
6	
7	During the visit, CARE tool was used, a tour of the facility was conducted, food supply was reviewed,
8	staff were interviewed, files were reviewed, and medications were reviewed. The facility is a single-
9	family house located in a residential neighborhood, consisting of a living room, laundry room, dining
10	room, kitchen, five (5) resident rooms, two (3) bathrooms, front yard and backyard is furnished with
11	shaded areas. Residents' rooms are furnished with appropriate furniture for residents' comfort. The
12	bathrooms are furnished with grab bars and nonskid surfaces. Adequate linen and personal hygiene
13	supplies are observed. Common areas are observed for the ability to safely serve the needs of the
14	residents. Smoke detectors and carbon monoxide detectors are hardwired and operational. Fire
15	extinguishers are fully charged. Facility maintains a comfortable temperature for residents. Auditory
16	alarm devices to monitor exits are operable. Sufficient supply of perishable and nonperishable foods is
17	observed. Hot water temperature is measured at 109.8, 106.9 and 112.2 respectively, degrees
18	Fahrenheit which is within Title 22 Regulation guidelines. Fire drill was conducted on 04/15/2026.
19	Medication is centrally stored in a locked storage room and inaccessible to residents. Facility has first
20	aid kit with manual. Resident records are stored in a locked storage room and inaccessible to residents.
21	Liability insurance expires 12/16/2026.
22	
23	No deficiencies were observed per California Code of Regulations, Title 22.
24	An exit interview was conducted. This report was discussed with Administrator, Gladys Pervez, whose
25	signature on this LIC 809 form confirms receipt of these documents provided.

NAME OF LICENSING PROGRAM MANAGER:	Fernando Fierros
NAME OF LICENSING PROGRAM ANALYST:	Sanjay Vaid

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/14/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/14/2026

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.