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# Department of SOCIAL SERVICES

*Community Care Licensing*

## *FACILITY EVALUATION REPORT*

**Facility Number:** 374604768  
**Report Date:** 08/07/2025  
**Date Signed:** 08/07/2025 12:44:42 PM

**Document Has Been Signed on 08/07/2025 12:44 PM - It Cannot Be Edited**

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES	
<b>FACILITY EVALUATION REPORT</b>		COMMUNITY CARE LICENSING DIVISION	
		SAN DIEGO RO, 7575 METROPOLITAN DR. #109	
		SAN DIEGO, CA 92108	
FACILITY NAME: IVY PARK AT LA JOLLA		FACILITY NUMBER:	374604768
ADMINISTRATOR/FRANZ, MEGAN		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(858) 488-4300
ADDRESS: 810 TURQUOISE STREET	STATE: CA	ZIP CODE:	92109
CITY: SAN DIEGO	CENSUS: 54	DATE:	08/07/2025
CAPACITY: 76	UNANNOUNCED TIME VISIT/	INSPECTION	09:36 AM
TYPE OF VISIT: Required - 1 Year	BEGAN:	TIME VISIT/	
MET WITH: Executive Director Meg Franz	INSPECTION	COMPLETED:	12:45 PM

NARRATIVE	

1 Licensing Program Analyst (LPA) Ramin Hashemi conducted an unannounced Required Annual  
 2 Inspection. The facility file was reviewed prior to the visit. LPA was welcomed by and discussed the  
 3 purpose of the visit to Executive Director Meg Franz. The facility's license shows a maximum capacity of  
 4 seventy-six (76) non-ambulatory residents, ages 60 and over. The facility has an approved hospice  
 5 waiver for fifteen (15), and bedridden waiver for four (4). During today's inspection there were fifty-four  
 6 (54) residents in care.  
 7  
 8 LPA and Executive Director Meg Franz toured the interior and exterior of the facility and inspected each  
 9 room. The facility was clean, sanitary, and in good repair. Pathways were free of obstruction and slip  
 10 hazards. Client bedrooms contained the required furnishings. Doors, windows, screens, toilets, and  
 11 showers were in working order. Extra linens and hygiene supplies were present, as well as Personal  
 12 Protective Equipment. The facility had sufficient space and equipment to facilitate dining, laundry,  
 13 visitation, meetings, and client activities. The facility contained at least 2 days of perishable food, and at  
 14 least 7 days non-perishable food, all safely stored. Cooking, dining equipment, and utensils were  
 15 present. No toxic chemicals or poisons were accessible to clients. Medications were labeled, as  
 16 required, and stored in locked areas. No pools or bodies of water exist on the premises. Per Executive  
 17 Director Meg Franz, no firearms or ammunition are kept at the facility. Carbon monoxide detectors,  
 18 emergency lighting, and facility telephone were all in working order. Fire extinguisher(s) were serviced  
 19 within the last 12 months. First aid kit(s) were complete and readily accessible. Required licensing  
 20 postings were observed in visible areas of the facility.  
 21  
 22 LPA interviewed staff and clients, and reviewed facility records. The files reviewed by LPA contained  
 23 required documents. Confidential records were stored in locked areas.  
 24  
 25 No deficiencies were cited during the inspection. An exit interview was conducted with Executive  
 Director Meg Franz to whom a copy of this report and the Licensee/Appeal Rights (LIC9058 03/22) were  
 provided.

**NAME OF LICENSING PROGRAM MANAGER:** Simon Jacob  
**NAME OF LICENSING PROGRAM ANALYST:** Ramin Hashemi  
**LICENSING PROGRAM ANALYST SIGNATURE:**  
 **DATE:** 08/07/2025

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

**FACILITY REPRESENTATIVE SIGNATURE:**  
 **DATE:** 08/07/2025

**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.