

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 415600689
Report Date: 07/07/2026
Date Signed: 07/07/2026 05:19:15 PM

COMPREHENSIVE INSPECTION

Document Has Been Signed on 07/07/2026 05:19 PM - It Cannot Be Edited

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SAN BRUNO RO, 851 TRAEGER AVE., SUITE 360 SAN BRUNO, CA 94066	
FACILITY EVALUATION REPORT			
FACILITY NAME: STRATFORD, THE		FACILITY NUMBER:	415600689
ADMINISTRATOR/JANIE WOO		FACILITY TYPE:	741
DIRECTOR:			
ADDRESS:	601 LAUREL AVE	TELEPHONE:	(650) 342-4106
CITY:	SAN MATEO	STATE: CA	ZIP CODE: 94401
CAPACITY: 96	CENSUS: 85	DATE:	07/07/2026
TYPE OF VISIT: Required - 1 Year	UNANNOUNCED	TIME VISIT/INSPECTION	09:30 AM
MET WITH: Rukshana Mohammed, Lori Wolfe, Iva Yosifova		BEGAN:	
		TIME VISIT/INSPECTION	05:30 PM
		COMPLETED:	

NARRATIVE	
1	LPA Audrey Jeung toured facility and grounds of this Continuing Care Retirement Community, consisting
2	of studio, one, two and three bedroom apartments--each with full private bathrooms--on 10 floors. On
3	the 2nd floor, there are 9 studio apartments which comprise the Laurel Wing, where up to 12 residents
4	can receive assisted living services; there are 5 residents in the Laurel Wing with 2 caregivers and an
5	LVN present. Hot water temperature is tested at 118 degrees F in Laurel Wing room. Facility provides 3
6	meals daily to those residents of the Laurel Wing. Dinner meal is provided to other residents, who are
7	mostly independent. Food supplies of perishables for 2 days and non-perishables for 7 days are
8	maintained. Common areas on the ground floor include living room, library, fitness room, sauna room,
9	indoor pool, dining room. On the 11th floor, there is a large and small meeting room. No fire safety
10	hazards are observed. First-aid kit is inspected and complete. Medications, toxins and sharps are stored
11	appropriately and inaccessible to clients, a comfortable temperature is maintained, and lighting is
12	sufficient for comfort and safety. Centrally Stored Medications Records are maintained. Toilet and
13	bathing facilities are equipped with grab bars and nonskid flooring material. Liquid soap is available at all
14	sinks. Emergency call system is installed in all rooms, including bathrooms; when cord is pulled, staff
15	with cell phones are alerted, and a visual and audio alert appears on monitors at Laurel Wing nurses
16	station and reception desk on ground level. An updated Disaster and Mass Casualty Plan is accessible
17	and disaster drills are conducted and documented quarterly. Criminal record clearances or exemptions
18	for facility staff or other individuals who have client contact have been reviewed. Executive director Janie
19	Woo is an RCFE administrator (x 8/26) that oversees facility operations and resident care director/RN
20	Lori Wolfe also maintains RCFE administrator certification. Staff and client records are reviewed,
21	including Centrally Stored Medication Records. Staff training transcript reports and registered dietician
22	consultation report dated 4/9/26 are provided to LPA today.
23	Updated Administrative Organization (LIC309) & Personnel Report (LIC500) are requested BY 7/21/26.
24	No deficiencies of the RCFE California Code of Regulations, Title 22, Division 6, Chapter 8 are
25	observed. See Technical Advisory Note for additional information--one page.

NAME OF LICENSING PROGRAM MANAGER: April Cowan
--

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 07/07/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 07/07/2026

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.