

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 425801995
Report Date: 11/12/2024
Date Signed: 11/12/2024 03:45:13 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES	
FACILITY EVALUATION REPORT		COMMUNITY CARE LICENSING DIVISION WOODLAND HILLS NORTH, 21731 VENTURA BLVD. #250 WOODLAND HILLS, CA 91364	
FACILITY NAME: ALEXANDER GARDENS		FACILITY NUMBER:	425801995
ADMINISTRATOR/LEICHTER, MITCHELL		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(805) 682-9644
ADDRESS: 2120 SANTA BARBARA ST	STATE: CA	ZIP CODE:	93105
CITY: SANTA BARBARA	CENSUS: 25	DATE:	11/12/2024
CAPACITY: 36	UNANNOUNCED TIME VISIT/	INSPECTION	12:00 PM
TYPE OF VISIT: Required - 1 Year	BEGAN:	TIME VISIT/	03:45 PM
MET WITH: Associate Executive Director, Dalia Gutierrez	INSPECTION	COMPLETED:	

NARRATIVE	
1	On 11/12/2024, Licensing Program Analyst (LPA) Brian Phillips arrived at the facility above to conduct
2	an unannounced evaluation visit. When the LPA arrived, they were greeted by Associate Executive
3	Director Dalia Gutierrez. LPA informed facility representatives of the reason for the visit upon entry.
4	
5	The LPA toured the physical plant areas inside and outside to ensure there are no health and safety
6	hazards and facility is in compliance with Title 22 Regulations. This is a Residential Care Facility for the
7	Elderly (RCFE). This facility is approved for a maximum capacity of thirty-six (36) residents. All residents
8	are licensed for non-ambulatory status, of which ten (10) may be bedridden. The facility has an
9	approved hospice care waiver with the licensing agency for twenty (20) residents.
10	
11	The LPA inspected the food service areas in the facility and observed that items which could constitute a
12	danger to residents are kept inaccessible to residents in the kitchen area. All appliances were in
13	operable condition and looked clean/in good repair. Appliances such as microwaves, refrigerators,
14	stoves, etc. are clean and operating properly. Food utensils, dishes, glasses, etc. are clean and in good
15	repair with no cracks or chips. There is enough tableware and utensils for all residents living in the
16	facility, and enough equipment for the storage, preparation, and service of food. LPA observed an
17	appropriate/adequate amount of perishable and non-perishable food items maintained in the facility.
18	Furniture is room/resident appropriate, clean and in good repair. All rooms are appropriately furnished
19	for their intended use such as bedrooms, common areas, etc. Hot water temperature is maintained
20	between 105-120 degrees Fahrenheit as per Community Care Licensing (CCL) Title 22 regulations.
21	Outdoor activity spaces have shaded areas and furnished for outdoor use. Each resident has an adult
22	bed with a mattress, pad, bedsprings, and pillow, which are clean and in good repair. Each bed is fitted
23	with sheets, pillowcase, blankets, and bedspread that are clean and in good repair. Each resident has
24	adequate dresser and closet space for clothing and other belongings that includes at least two drawers
25	or adequate dresser space. The facility has a sufficient supply of linens to permit weekly changing or

more often to always ensure clean linens for residents. Equipment and supplies for resident personal hygiene is available and on site. Continued on 809-C

NAME OF LICENSING PROGRAM MANAGER: Kelly Burley
NAME OF LICENSING PROGRAM ANALYST: Brian Phillips
LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 11/12/2024

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 11/12/2024

This report must be available at Child Care and Group Home facilities for public review for 3 years.

LIC809 (FAS) - (06/04)

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

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COMMUNITY CARE LICENSING DIVISION
WOODLAND HILLS NORTH, 21731 VENTURA BLVD. #250
WOODLAND HILLS, CA 91364

FACILITY EVALUATION REPORT (Cont)

FACILITY NAME: ALEXANDER GARDENS

FACILITY NUMBER: 425801995

VISIT DATE: 11/12/2024

NARRATIVE

1 Activity supplies are available for residents. As the facility has an approved fire clearance for a maximum
2 thirty-six (36) residents, a signal system was observed by LPA. Refrigerators and freezers are
3 maintained at an appropriate temperature Fahrenheit as per CCL regulations. Food storage and
4 preparation areas are clean and appropriate for food preparation. The food service areas are clean and
5 sanitary, with covered trashcans and operating ventilation systems. No toxic substances are stored in
6 any food preparation or storage area, and all cleaning supplies for the kitchen are kept in a separate
7 area than the food supplies. Central storage of resident medications was observed by LPA, inaccessible
8 to residents. Cleaning supplies are kept in areas separate from where food supplies are stored. Walls,
9 ceilings, floors, carpeting, window screens, and areas around the facility are clean, painted and/or in
10 good repair. There are locked storage area(s) for poisons, toxic, cleaning solutions, disinfectants, etc.
11 Fire extinguishers and smoke detectors operate properly. Doors and passageways are unobstructed.
12 There are no pools/bodies of water on the physical plant of the facility as observed by LPA. During the
13 inspection, LPA did not observe any firearms that would require trigger locks, locked and inaccessible,
14 or firing pins removed. Vehicles used to transport residents are in safe operating condition with
15 appropriate insurance information.
16
17 At the time of the visit, all common areas/interior rooms of the facility were observed to be appropriately
18 furnished, with all furniture in good condition. This is a 2-story facility with residents only accessible to
19 the 1st floor. The 2nd floor of the facility constitutes the administrative offices/Staff areas. There is a
20 main dining room, living room, storage room, kitchen, and laundry area/game room constituting the
21 interior areas of the facility. The LPA observed required postings throughout the common spaces
22 including Resident Personal Rights and Contact information for Ombudsman as well as Licensing.
23 There are activity supplies and equipment, including activity materials for the residents. All window
24 screens were in good repair. There is appropriate lighting in the common areas of the facility. All
25 passageways through the common areas of the facility were free of obstruction, and all inclines are well-
26 lit with no stairwells/stairs for resident use, only ramps. There is a fireplace on the premises, which is
27 covered and inaccessible to residents. Carbon monoxide detectors were operational at the time of the
28 visit. The fire extinguisher was fully charged and serviced annually. The facility maintained a comfortable
29 temperature in all areas inspected. LPA did not observe any noticeable outdoor hazards. Outdoor
30 activity spaces in the facility are shaded and equipped with furniture for resident use. The facility has
31 adequate storage of additional supplies/emergency supplies. The designated laundry area in the facility
32 has appropriate storage of cleaning products. Emergency food and water in storage were observed to
be in good condition by the LPA. Cleaning supplies, disinfectants, and other items that could pose a
danger are kept in areas inaccessible to residents. Continued on 809-C

NAME OF LICENSING PROGRAM MANAGER: Kelly Burley
NAME OF LICENSING PROGRAM ANALYST: Brian Phillips
LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 11/12/2024

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 11/12/2024

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FACILITY EVALUATION REPORT (Cont)

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NARRATIVE

1 The facility restrooms were sanitized and in operating condition while the LPA toured the facility. All
2 restrooms in the facility were sufficiently stocked with soap, paper towels, required postings, and clean
3 trashcans with closed lids. Towels and washcloths are not shared by residents in the facility. The hot
4 water temperature was measured in the restrooms at the appropriate degrees Fahrenheit as per Title 22
5 regulations between 105-120 degrees Fahrenheit. There are an adequate number of toilets per
6 residents in the facility. Nightlights are installed as observed by LPA. All toilets and hand washing areas
7 are maintained in safe and sanitary operating condition. Additional equipment, aids, and/or
8 conveniences are available accommodate any physically handicapped residents who need such items.
9 The LPA observed the resident bedrooms, which were furnished appropriately with clean linens,
10 appropriate furnishings, and sufficient lighting. Each resident bedroom has a bed, nightstands, and lights
11 and nightstand lamps to provide sufficient lighting. Each closet in all the resident rooms can store or has
12 extra pillows, clean/fresh linens, and appropriate incontinence materials if applicable for any resident.
13 The resident bedrooms are big enough for all beds, furniture, and any resident assisting device a
14 resident might need such as a wheelchair or a walker. Each room has sufficient lighting for each
15 resident. The facility has provisioned to each resident of furniture, equipment and supplies necessary for
16 personal care and maintenance of personal hygiene.
17
18 An emergency exiting plan and emergency phone numbers are posted in an appropriate place. First-aid
19 supplies, which include sterile first-aid dressings, bandages, adhesive tapes, scissors, tweezers,
20 thermometer, antiseptic solution, and a current first-aid manual, are maintained. Administrator's records,
21 employees and resident records are maintained at the facility and available for review by the LPA as
22 employees are hired and residents accepted into the facility. The facility complies with CCL standards
23 for health screening, TB clearance, staff training, criminal background clearance and transfer requests.
24 Admission agreements and needs and services (ANS) plan are maintained for each resident and/or their
25 authorized representative. Resident records are maintained on the facility premises in a secured area.
26 Centrally stored medications are locked inaccessible to residents. The LPA observed the centrally stored
27 medications as well as the Centrally Stored Medication and Destruction Record. The facility
28 administrator meets the qualifications as specified in Title 22 regulations with an active RCFE
29 administrator certificate that expires on 02/20/2025. Provider Information Notices are available and able
30 to be presented to Staff, residents, visitors, and accessible to LPA upon request during the inspection
31 process.
32
Exit interview conducted by LPA. Copy of this report provided to the facility.

NAME OF LICENSING PROGRAM MANAGER: Kelly Burley

NAME OF LICENSING PROGRAM ANALYST: Brian Phillips

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 11/12/2024

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