

GLORIOUS MANOR

Larry Troxel

to:

lynette.ferenczy

09/03/2010 07:05 PM

Cc:

TERRYBETTE

Show Details

September 3, 2010

Lynette Ferenczy  
333 Ocean Blvd,  
5th Floor  
Long Beach, CA 90802

**RE: GLORIOUS MANOR**

Dear Ms. Ferenczy:

We are writing in response to the request for a Conditional Use Permit at 420 Grand Avenue (Glorious Manor). It is our understanding that the original request has been changed from a counseling center to a substance abuse and learning academy, all of which we are adamantly opposed to.

This is a residential neighborhood where home owners take pride in their property. We already have to deal with the post office workers parking their cars in front of our homes and dumping their trash on the street when they leave; renters from the apartments on 4th street parking in front of our homes; and other people using our street as their long term parking lot. Allowing this permit to go forward would increase the amount of traffic on our street.

In the past, we've had to call the police due to the loitering of groups of teenagers smoking, drinking and leaving trash on neighbor's lawns. We've had an increase in burglaries and car break-ins and having this type of business operating in our neighborhood would only increase this unsavory type of activity.

To further exacerbate the situation, when Glorious Manor was operating a couple of years ago, we had to deal with excessive noise, unruly people, trash, tagging and small burglaries. To go back to that would be unfair to the neighborhood and would probably have a negative effect on the property values of our neighborhood as well.

Therefore, by copy of this email letter, we respectfully request that the application before the Planning Commission for a permit to operate a substance abuse center, or any other type of counseling center, be denied.

Sincerely,

Mr. and Mrs. Larry Troxel  
3716 E. 5th Street  
Long Beach, CA 90814

Glorious Manor conditional use permit

Bonnie Johnson

to:

lynette.ferenczy

09/04/2010 11:28 AM

Cc:

Julie.maleki

Show Details

We are opposed to the granting of the Conditional Use Permit for the property at 420 Grand Avenue requested by Gloria Calixto.

The operation of a counseling center in a residential neighborhood is inappropriate.

In addition, Ms. Calixto's history of violation of the rules of permits she has been granted previously and her disregard for our neighborhood do not inspire confidence that her behavior will be any better this time around.

Thank you for your attention to this matter.

Steve and Bonnie Johnson

3701 E. 5th Street

Long Beach, CA 90814

Glorious Manor  
Cara Ryke  
to:  
lynette.ferenczy  
09/12/2010 09:02 AM  
Cc:  
Julie.maleki  
Show Details

3644 East Fifth St.  
Long Beach, CA 90814

September 12, 2010

Lynette Ferenczy  
333 W. Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90802

Dear Ms Ferenczy:

I am writing about the request for a permit to establish a substance abuse counseling and learning academy for middle and high school at 420 Grand. My house is located around the corner from 420 Grand in the stated residential zone. Yes, this is a residential zone where homeowners take pride in their homes and strive to improve their properties.

Gloria Calixto has a history of disregarding city ordinances, zoning laws, and her neighbors in this residential zone. Previously she operated a shelter that caused a nightmare of problems in the neighborhood. Abandoned shopping carts, trash, tagging, and small burglaries in the neighborhood were common during her tenure, along with excess noise and fights that required a police presence. Some of the nuisance issues could not be directly linked to Glorious Manor; however, there was a sudden decrease in activity when the city closed this unlicensed facility. There was a strong neighborhood reaction to this blight on our quality of life. Gloria has shown only callous behavior toward us, her neighbors in this residential zone. I am very concerned about this permit; given this is a residential neighborhood zone, given Gloria's history, given that the city does not have the resources to monitor this facility in the future, and so I strongly urge the Department of Development Services to deny this application.

Sincerely,

Ryan and Cara Ryke

c/ Gary deLong



**FORMAN ASSOCIATES, INC.**

*Commercial/Industrial/Investment Properties*

3838 Atlantic Avenue  
Long Beach, California 90807

Tel (562) 427-0100

Fax (562) 424-4807

September 15, 2010

Ms. Lynette Ferenczy  
Department of Planning & Building  
City of Long Beach  
333 West Ocean Boulevard, 5<sup>th</sup> Floor  
Long Beach, CA 90802

Re: Application No. 1004-04  
Gloria Calixto, 420 Grand Avenue, Long Beach, CA 90814

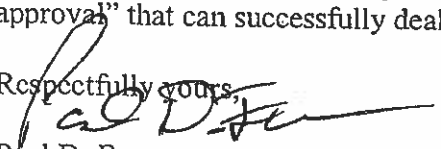
Dear Lynette and Members of the Planning Commission,

I am writing regarding the above noted application originally filed on April 5, 2010. You indicated in our telephone conversation that this application had been amended, and that the Planning Commission hearing originally scheduled for September 16<sup>th</sup> would be rescheduled. I assume another public notice is required to be sent out with what is now being proposed and the rescheduled date of the hearing. If not, please let us know the new date and time as our family would like to attend if we can.

My wife and I live around the corner from 420 Grand Avenue. As shown by the call to service records with LBPD and City of Long Beach Code Enforcement, our neighborhood and City of Long Beach personnel has had much experience with Ms. Calixto and her previous "counseling services". Allowing the conditional use as proposed by Ms. Calixto has already proven to be a bad example of the use of "spot zoning". In view of this, coupled with the current stress on our police department, allowing it to occur again would be ridiculous. No matter how she tries to amend the verbiage of her "counseling services", the applicant remains the same. Ms. Calixto showed clear disregard for our neighborhood by not responding to our constant requests that she remove shopping carts & trash, and control the behavior of her clients who constantly made noise and had fights all hours of the night. When the City finally succeeded in shutting her down two years ago, everything became quiet, and since then we have been able to enjoy this quiet established Belmont Heights neighborhood.

Please do the right thing. Deny this conditional use permit so that we may preserve the integrity and safety of our neighborhood. There are no "conditions of approval" that can successfully deal with the issues surrounding this applicant.

Respectfully yours,

  
Paul D. Forman  
President

Craig Starnes  
3826 East 5<sup>th</sup> Street  
Long Beach, CA 90814  
(562) 434-5264

City of Long Beach  
Department of Development Services  
Attn: Lynette Ferenczy

Re: Conditional use permit request for 420 Grand Avenue

To whom it may concern, I am writing this letter to express my concern about the possible conditional use permit requested by Gloria Calixto located at 420 Grand Avenue. I have lived at 3826 East 5<sup>th</sup> Street for 14 years and there have been problems related to and coming from 420 Grand in the past. My garage is on the alley and I drive by 420 Grand everyday, so I am very aware of what happens at this property. Though the property has been very quiet over the last several months, some of quality of life issues I experienced in the past while people were living at 420 Grand are: trash in the alley, excessive noise and yelling from 420 Grand, tagging of property including my garage, inoperable cars parked in the alley, the countless shopping carts left everywhere and domestic violence in front of the building on Grand. Since all of the tenants have moved out, our neighborhood returned to normalcy. Though I cannot prove that the tagging and trash was done by tenants at 420 Grand, it has decreased significantly since the vacancy of tenants.

I have no idea what kind of counseling services Ms. Calixto wants to provide at the facility. Frankly, based on her past, I am not convinced that she will follow the permit as issued and we will be having issues again in the future. I understand that the building is in a residential neighborhood and has been there for many years. I don't have a problem with the "right" business being there - I just don't have faith that Ms. Calixto will operate a business under the proper permit and keeping the quality of life of her neighbors in mind while operating her business.

Thank you for your time,  
Craig Starnes

Glorious Manor  
Barbara Brady  
to:  
lynette.ferency  
09/01/2010 07:20 AM  
Show Details

Dear Lynette,

My name is Barbara Brady and i live across the street from Glorious Manor. I recieved a notice that Gloria Calixto is attempting to open a counseling center at 420 Grand Ave.

Myself and my husband Michael strongly oppose any business that Gloria runs due to past horrible experience with her former "counseling center".

We, as a neighborhood fought hard to shut down her former business dealings due to the effect it had in our neighborhood.

Gloria was housing homeless people, sometimes five to a room. There were countless times when the police were called to 420 grand due to violence, drug dealing, fights etc. One incident involved a man in a stolen car with a gun waiting for someone inside of 420 Grand.

On a daily basis there were shopping carts left on neighbors lawns, increased auto break ins, people looking in neighbors windows, and again, police being called several times. We had a hard time sleeping at night and wondering if our home would be broken into or thay we would be harmed in some way.

Gloria does'nt live here, she has no regard for this neighborhood, at all. We have lived here for 11 years and have NEVER had such a horrible experience as when Gloria opperated her "business" before.

We had worked closely with Rita Hooker in the past to shut her down. We, as a neighborhood, are upset at the thought of her,  
Gloria Calixto, operating anything at all.

Thank you for reading my concerns. We will see you at the hearing on September 16th.

Barbara Brady  
425 Grand ave.  
Long Beach, ca 90814



Gloria Calixto/Conditional Use Permit  
Ronald Belkin to: lynette.ferenczy

09/02/2010 08:51 AM

Dear Ms.Ferenczy,

The nature of Gloria Calixto's business in the past attracted undisirable types to this quite stable residential neighborhood. What we have experienced were her clientel coming and going at all times of the day and night as well as those loitering out front and in the alley. They often were eating and drinking and usually left their trash. Smoking was regular and cigarette butts on the sidewalk were plentiful and frequent.

Never out of my mind was the threat of a day or night scufffle or fire. Even though the fire department is only two blocks away look at what happened recently at 3801 E.5th Street where a house fire killed both inhabitants and destroyed an historic house which will soon be torn down.

We feel that giving a permit to Gloria Calixto would only repeat her past performances and therefore harmful to this neighborhood.

Sincerely,

Charles B. Tate

Ronald A. Belkin

Owners of the property at 3801 E.4th Street  
Long Beach, Ca. 90814  
Northeast corner of 4th. and Grand.

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Email scanned by PC Tools - No viruses or spyware found.  
(Email Guard: 7.0.0.18, Virus/Spyware Database: 6.15600)  
<http://www.pctools.com/>

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Glorious Manor - my letter  
Terrybette  
to:  
lynette.ferency  
09/02/2010 11:09 AM  
Show Details

3719 East Fifth St.  
Long Beach, CA 90814  
September 1, 2010

Lynette Ferency  
333 W. Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90802

Dear Ms Ferency;

I am writing about the request for a Conditional Use Permit to establish a counseling service at 420 Grand. My house is located around the corner from 420 Grand in the stated residential zone. Yes, this is a residential zone where homeowners take pride in their homes and strive to improve their properties.

Gloria Calixto has a history of disregarding city ordinances, zoning laws, and her neighbors in this residential zone. Previously she operated a shelter that caused a nightmare of problems in the neighborhood. Abandoned shopping carts, trash, tagging, and small burglaries in the neighborhood were common during her tenure, along with excess noise and fights that required a police presence. Some of the nuisance issues could not be directly linked to Glorious Manor; however, there was a sudden decrease in activity when the city closed this unlicensed facility. There was a strong neighborhood reaction to this blight on our quality of life. Gloria has shown only callous behavior toward us, her neighbors in this residential zone. I am very concerned about this Conditional Use Permit; given this is a residential neighborhood zone, given Gloria's history, given that the city does not have the resources to monitor this facility in the future, and so I strongly urge the Department of Development Services to deny this application.

Sincerely,

Bette McKinney

c/ Gary deLong



Conditional Use Permit 420 Grand Avenue

Dr. Frank M. Goodman

to:

lynette.ferenczy

09/02/2010 01:51 PM

Cc:

Julie.maleki

Show Details

Planning Commissioner Lynette Ferenczy:

I am deeply concerned about Gloria Calixto's application to open a counseling center at 420 Grand. I have been a resident of Long Beach for 78 years and have resided in Belmont Heights, 3800 E. 5th St. for 47 years. This 420 Grand Facility was previously operated by the applicant. Under her management we, neighbors and residents of Belmont Heights, became the victims of inexcusable Glorious Manner resident behavior, vandalism, and frequent circumstances that required the presence of law enforcement personnel. The past daily functioning of this facility at 420 Grand, gave rise to a climate of fear among our neighbors. We cannot a permit a return to this environment . Please deny the Conditional Use Permit to the applicant.

Respectfully,

Frank M. Goodman

Lynette Ferenczy  
[lynette.ferenczy@longbeach.gov](mailto:lynette.ferenczy@longbeach.gov)  
333 W. Ocean Blvd. 5<sup>th</sup> Floor  
Long Beach, CA 90802  
562-570-6273

Dear Lynette Ferenczy and members of the Planning Commission

I am writing you today concerning Gloria Calixto's application to open a counseling center at 420 Grand, Glorious Manor. When Gloria last operated Glorious Manor, the operation created a major nuisance in the neighborhood and crime. I personally witnessed tenants abandoning shopping carts in my yard, leaving trash in my neighbor's yard, tagging, and also small burglaries in the neighborhood were common during her tenure, along with excess noise and fights that required a number of police calls.

Sincerely

Richard E. McNicholas  
562-239-7650  
3737 E. 5<sup>th</sup> Street Long Beach, CA 90814

CC: [Julie.maleki@longbeach.gov](mailto:Julie.maleki@longbeach.gov)

November 14, 2010

Lynette Ferenczy  
City of Long Beach  
333 West Ocean Blvd.  
Long Beach, CA 90802

RE: 420 Grand Avenue

Lynette,

I am very concerned with the conditional use permit being requested by Gloria Calixto at 420 Grand Avenue.

I live at 3831 E. 4<sup>th</sup> Street, which is directly behind the 420 Grand Ave. property. We share a back wall with them. Unfortunately we had a horrible experience with Gloria's last venture at that facility.

The whole experience was horrible between continuous trash being thrown in our yard, loud fighting, continuous police presence and even one of our neighbors witnessing a fight with a knife being pulled out on someone. Essentially, all in our backyard!

I moved to this neighborhood because it is known to be a safe environment and I have always felt safe and know most of my neighbors. I think this proposed permit would be very negative and very dangerous for our neighborhood.

I am very against this conditional permit and will make every effort to attend the hearing on 12/2.

Thank You,



Jessica Bermudez

November 14, 2010

Lynette Ferenczy  
City of Long Beach  
333 West Ocean Blvd.  
Long Beach, CA 90802

RE: 420 Grand Avenue

Lynette,

We <sup>are</sup> very concerned with the conditional use permit being requested by Gloria Calixto at 420 Grand Avenue.

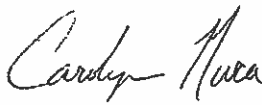
We live at 3827 1/2 E. 4<sup>th</sup> Street, which is directly behind the 420 Grand Ave. property. We share a back wall with them. Unfortunately we know that our neighbors had a horrible experience with Gloria's last venture at that facility.

We have been informed that there was continuous trash being thrown in our yard, loud fighting and continuous police presence. Essentially, all in our backyard!

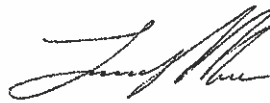
We moved to this neighborhood because it is known to be a safe environment and we have always felt safe and know most of my neighbors. We also have two young nephews that come over often and we would be concerned with their safety. We think this proposed permit would be very negative and very dangerous for our neighborhood.

We are very against this conditional permit and will make every effort to attend the hearing on 12/2/10.

Thank You,



Carolyn Mura



Larry Mura

**Belmont Heights Community Association**

375 Redondo Avenue #332

Long Beach, CA 90814

[www.mybelmonthheights.org](http://www.mybelmonthheights.org)

November 17, 2010

Lynette Ferenczy  
Planner  
Long Beach Development Services  
333 West Ocean Blvd.  
Long Beach, CA 90802

Dear Ms. Ferenczy:

I am writing on behalf of the Belmont Heights Community Association, a volunteer group dedicated to maintaining and improving the quality of life for those living in our neighborhood.

Over the past several years, it has come to our attention on numerous occasions that the business conducted at 420 Grand created a very disruptive environment for those living in the surrounding area. Complaints that were brought to our attention at our monthly meetings or via email, included excessive and loud noise at all hours of the day, increased littering, property defacement, abandoned shopping carts, and other behaviors that ultimately resulted in the business being closed through the "nuisance abatement" process. Although we cannot, with certainty, say that all of these problems were caused by the business at 420 Grand, it seems likely that such was the case as most of the issues were resolved once the business closed. Furthermore, the owner, Ms. Gloria Calixto, was unresponsive to the concerns of her neighbors and made no effort to address the problems.

For these reasons, the Board of the Belmont Heights Community Association is asking that the City not approve the current application for a conditional use permit at 420 Grand. We recognize the right of a commercial property owner to conduct business; however, the rights of the immediate neighbors cannot be taken lightly. If Ms. Calixto's past performance and unresponsiveness is any indication of how she will conduct a future - and similar - business in the same location, there is no reason to expect the end result to change. Ms. Calixto has not demonstrated to her neighbors that she deserves to conduct such a business in our community.

Sincerely,

*Dianne Sundstrom*

President  
Belmont Heights Community Association

November 14, 2010

Lynette Ferenczy  
City of Long Beach  
333 West Ocean Blvd.  
Long Beach, CA 90802

RE: 420 Grand Avenue

Lynette,

I am very concerned with the conditional use permit being requested by Gloria Calixto at 420 Grand Avenue.

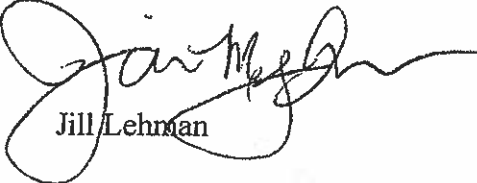
I live at 3827 E. 4<sup>th</sup> Street, which is directly behind the 420 Grand Ave. property. We share a back wall with them. Unfortunately we had a horrible experience with Gloria's last venture at that facility.

The whole experience was horrible between continuous trash being thrown in our yard, loud fighting, continuous police presence and I even witnessed a fight with a knife being pulled out on someone. Essentially, all in our backyard!

I moved to this neighborhood because it is known to be a safe environment and I have always felt safe and know most of my neighbors. I think this proposed permit would be very negative and very dangerous for our neighborhood.

I am very against this conditional permit and will make every effort to attend the hearing on 12/2/10.

Thank You,



Jill Lehman

Glorious Manor  
Michael Lawson  
to:  
Lynette.Ferenczy  
11/16/2010 10:51 AM  
Show Details

Hi Lynette,

My name is Michael Lawson and I live at 3729 East 5<sup>th</sup> Street in Long Beach, California. I understand that the City is reviewing a Conditional Use Permit to establish a counseling service at 420 Grand Avenue. My property is located around the corner from 420 Grand. Please let this e-mail serve in lieu of a formal letter with respect to my stance on this issue.

The applicant has a history of disregard to city ordinances, zoning laws, and her neighbors in this residential zone. A shelter the applicant previously operated caused a nightmare of problems in the neighborhood. Events requiring the resources of our public safety officers occurred with greater frequency and while not all nuisance issues could be linked to Glorious Manor; there was an apparent decrease in activity when this unlicensed facility was closed.

The proposed use of this facility will bring blight on the quality of our residential neighborhood's life and will reduce the family friendly environment we work hard to provide as property owners. I am thoroughly concerned this Conditional Use Permit is being considered and given our residential neighborhood zone and the applicant's history, as well as the City having negligible resources to monitor this facility on an on-going basis. I urge the Department of Development Services deny this application. The proposed teen counseling center (including *substance abuse*) use should not be permitted in this neighborhood with an administrative (AUP) or conditional (CUP) use permit.

Thank you for the opportunity to express my concern regarding this application in advance of your hearing on this issue. While I will not be able to attend the hearing in person due to a conflict with work, I would appreciate if this letter, along with the others my neighbors and fellow concerned citizens have written with respect to the application, use and proposed applicant, would be read into the record. Please contact me if I need to send a formal letter in versus this e-mail to register a formal response to our Notice of Hearing notice.

Sincerely,

Michael R. Lawson  
3729-3735 E. 5<sup>th</sup> St  
Long Beach, CA  
310.849.5045 mobile

November 14, 2010

Lynette Ferenczy  
City of Long Beach  
333 West Ocean Blvd.  
Long Beach, CA 90802

RE: 420 Grand Avenue

Lynette,

My husband and I are very concerned with the conditional use permit being requested by Gloria Calixto at 420 Grand Avenue.

We live at 3829 E. 4<sup>th</sup> Street, which is directly behind the 420 Grand Ave. property. We share a back wall with them. Unfortunately we had a horrible experience with Gloria's last venture at that facility. She initially said she was going to do one thing, which was work with young kids and then ended up doing something completely different.

The whole experience was horrible between continuous trash being thrown in our yard, loud fighting, continuous police presence and even one of our tenants witnessing a fight with a knife being pulled out on someone. Essentially, all in our backyard!

I was there for the last hearing against Gloria when her permits were revoked and I know that there are many neighbors concerned with this.

We have a 3-year-old son that we are very concerned with his safety if Gloria is allowed to try and establish this proposed counseling center for teens. Last time she said she was going to do the same thing for little children and then ended up housing families in an unsafe and unauthorized fashion, putting everyone, including her neighbors at risk.

We also have four tenants on our property that we are concerned with. We do not want them to feel unsafe and have to move either. This puts an emotional and financial burden on us.

We live in a safe neighborhood and we pay a lot of taxes for our property and I don't think that one person should be able to jeopardize our safety nor our investment for their own financial gain. I do not believe that this project is being done for the good of others based on her past conduct and how she treated people that lived in her facility and how she allowed them to live there. At the last hearing, two of Gloria's tenants testified on how the living conditions were sub standard and many did not have their own restroom to use and how Gloria was trying to obtain more of their financial and personal records in order to obtain more government money on their behalf. It was all negative feedback.

We are very against this conditional permit and will make every effort to attend the hearing on 12/2.

Thank You,

  
Joaquin and Jennifer Perez

562-773-7027 cell

