



MEETING NOTES

To: RCSD President Tony DeMarco, Members of the Board of Directors
From: James D. Ruth
Subject: **Shops at Rossmoor Proposed Health Club
Public Meeting—Seal Beach City Hall
Environmental Quality Control Board
Wednesday, May 18, 2016**

The meeting was attended by approximately thirty Rossmoor residents who expressed strong opposition to the proposed 37, 000 square ft. Health Club to be located behind Sprouts in the parking lot. Board members Ron Casey, Dave Burgess, RHA President Mark Nitikman and VP Bev Houghton and me were also in attendance.

Major issues expressed in opposition to the proposed project were:

1. Adequate notification of residents on the date, time and location of meeting. Staff indicated the City met all code requirements in notification.
2. Queing of cars turning off of Seal Beach Blvd.; particularly those making left hand turns off of Seal Beach Blvd.
3. The congestion and safety issues associated with the 4-Way stop on Rossmoor Center Way with added vehicular traffic.
4. Increased traffic—800 to 900 trips a day.
5. What did the original EIR designate as ultimate build out and parking requirements?
6. Impact on residents living on Montecito Road trying to exit their properties with the increased traffic.
7. Need to validate the projects parking spaces—1,613.
8. Hours of Operation—Impact on residents—Noise—Lights—Horns—early 5:30 a.m.-10 p.m.
9. Impact of Delivery Trucks—Traffic—Loading—Unloading—Parking.
10. Developer estimates 80% of fit club use will be within a three mile radius of club.
11. Non shoppers will not be allowed to continue parking in the Shops at Rossmoor parking lot.
12. Concerns about air quality and green house gases resulting from development.
13. Signal synchronization from St. Cloud to S.B. Blvd. north to boundary, have been installed to improve traffic flow. OCTA—Grant—Completed.
14. Construction Noise—Dust—Staging Of Trucks And Equipment.
15. Consultant's statement that there would be no traffic impact (*Ken Wilhelm*)—loss of 40 spaces. have more than adequate parking for Shops in Rossmoor.
16. Explore another entrance into parking area off of Seal Beach Blvd southbound.
17. Speeding through Rossmoor Center Way.
18. Residents currently parking in Shops at Rossmoor will have to relocate somewhere else—Park in Adjoining Neighborhood—Major Impact To Residential Areas Nearby—Safety—Trash—Noise—Inconvenience to Residents, Visitors.
19. If you're traveling north on SB Blvd. you will have to go to Bradbury to make a left hand turn.
20. Zoning needs to be reviewed.
21. Development will impact the quality of life for residents in close proximity to development.

22. Impact of delivery trucks.
23. Very unlikely residents will ride bikes to the LA Fitness Health Club.
24. Developer should consider current conditions in their final assessment of their project on surrounding properties.
25. What will be the main entrance?
26. How many trips does the parking lot currently generate?

The meeting was conducted in a very professional manner by the committee. Our Rossmoor residents did an excellent job of articulating their concerns.

The Committee voted 4-1 to not recommend this project to the Planning Commission for their **June 2, 2016** meeting until the developer has adequately addressed the resident's concerns, particularly the major issues associated with the 4-Way stop located on Rossmoor Center Way.

Meeting adjourned at 8:05 p.m.

James D. Ruth