



Rossmoor Homeowners Association

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Rossmoor-RHA.org

January 28, 2017

To: Steve Fowler, Assistant Planner
City of Seal Beach Department of Community Development
211 Eighth Street, Seal Beach, CA 90740

Subject: LA Fitness Health Club

The Rossmoor Homeowners Association has reviewed various plans and analyses for the LA Fitness Club Project at the Shops of Rossmoor and has serious concerns about the adequacy of the parking and traffic analysis. We would like to file these comments for the EIR.

The RHA has long worked with adjacent cities, the Los Alamitos Unified School District and the County of Orange on traffic impacts within and outside our community. The county and the school district have undertaken extensive and costly efforts to mitigate traffic congestion during school hours, which impacts not only Rossmoor residents but many Seal Beach parents who drive their children into one of Rossmoor's four elementary schools.

We are concerned that the analysis for this high-volume retail establishment could reverse the improvements that the school district, the very district that serves your city, and the county have undertaken.

At its own cost, the school district has begun a program offering low cost bus service to the Rossmoor schools from Seal Beach and has cited about 200 families that are subscribing to the service each day. The health club is almost certain to add many more vehicle trips than that to Rossmoor streets.

We are particularly concerned about increased traffic volumes on St. Cloud and Montecito roads, which carry large volumes of vehicles to Rossmoor Elementary School, as well as Weaver Elementary and Hopkinson Elementary. It also is a main pedestrian and bicycle route to the schools.

The city must require the developer to improve the analysis on how future patrons will access the club. The main entrance seems to be west bound on Rossmoor Center Drive, an access road that is already congested from serving the large number of retail stores at the front of the complex.



One serious potential problem is that visitors to the sports center will find an alternative route through Rossmoor, accessing the club eastbound on Rossmoor Center Drive or from a freight entrance at the stop of sign of Copa De Oro. Either route would cause serious traffic problems during school hours. Moreover, the freight entrance does not appear to be properly engineered for general traffic, even though it would provide access to the club.

The other issue of serious concern is the informal agreement that the Shops of Rossmoor made to allow Seal Beach residents in nearby apartments to park in the lot that is slated for development. The accommodation relieved the problem of Seal Beach residents of the apartments parking in Rossmoor in front of private homes. If this accommodation is lost, Seal Beach must find a solution to the overflow parking from the apartments.

The RHA has heard overwhelming opposition to the development of the health club. While we believe economic development in many cases is a positive for our community, we want it to be done without impairing the safety of pedestrians, congesting our residential streets or causing overflow parking into neighborhoods.

Should the city need additional information or wish to discuss RHA's views, it can contact RHA Traffic Committee Chairman Ralph Vartabedian at 213-300-1719 or RHA President Beverley Houghton at 562-596-1408.

Cc: Tim Whitacre
Dr. Sherry Kropp