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## Workshops aim to get consensus on resort

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By Shannon Snow  
UNION-TRIBUNE STAFF WRITER

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**RANCHO PENASQUITOS** – The Doubletree Hotel's landowner has scheduled three workshops to hear residents' ideas about the fate of the resort.

The Doubletree has been the focus of community concern since it was revealed two months ago that Cornerstone Real Estate Advisers of Hartford, Conn., was considering redeveloping the 127-acre property, possibly tearing down the hotel and golf course and replacing them with housing and a commercial area. Although no redevelopment plans have been announced yet, the idea was floated in July at a series of focus groups.

Many residents worry that redevelopment of the aging Doubletree hotel and resort, along the west side of Interstate 15 north of Carmel Mountain Road, could bring increased traffic, congestion and noise.

The workshops, scheduled for October and early November, are by geographic area so concerns can be assessed by region.

The organizers say they are part of unusual efforts to solicit community response before a renovation plan is decided.

In July, four focus groups were held. In all, about 30 residents were asked their thoughts about redeveloping the hotel. The groups were shown drawings of ideas that included apartments, town houses and office buildings.

Last month, a 24-hour hotline was established so people could call with concerns. The hotline, (866) 744-8007, goes to voice mail and instructs callers to leave a message and an e-mail address if they wish to be added to a mailing list.

The upcoming two-hour workshops are the third part of the effort to encourage community input. All will be at the hotel, 14455 Peñasquitos Drive, at the following times and dates:

6 p.m. Tuesday, Riviera Room, for residents north of the resort and south of Camino Del Norte.



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6 p.m. Oct. 19, Sandpiper Room, for those south of Diablo Way, east of Peñasquitos Drive and north of Carmel Mountain Road.

6 p.m. Nov. 9, Sandpiper Room, for those west and southwest of Peñasquitos Drive, west of I-15 and north of Ted Williams Parkway.

Windstar Communities, the San Diego company hired by Cornerstone to do the research, expects about 20 people to attend each workshop, said Diane Gaynor, a Windstar spokeswoman. Invitations will be sent to those who have called the hotline or contacted the company.

"The goal is to be transparent," Gaynor said about the unorthodox approach.

Gaynor said that no development plan has been decided.

"It's a popular functioning hotel," she said. "The only option that is clearly on the table is for it to stay the same."

Nearby residents have been vocal about their opposition to redevelopment. In addition to more congestion, loss of a buffer zone created by the hotel's golf course is also a concern.

"The developers are doing their homework, but they're scaring a lot of people," Joost Bende, chairman of the Rancho Peñasquitos Planning Board, said in July.

About 70 people attended the planning board meeting's Sept. 7 to express concern about changes to the Doubletree property.

In the focus groups, the top request was that a community center be added to the property. That idea also has been mentioned on a Web site, at <http://groups.yahoo.com/group/PQdevelopment>, dedicated to discussing the hotel's future.

Wednesday, about 20 people came to the planning board meeting to hear a presentation by Cornerstone representatives, who handed out fliers telling residents about the workshops but not the times and dates.

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