

# Doubletree owners to unveil plans in June

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Residents in Rancho Penasquitos will get a first glimpse at a long-awaited proposal for redeveloping the Doubletree Resort.

A presentation is scheduled for the Rancho Penasquitos' land-use subcommittee on Wednesday, June 6.

The board will not make any decisions at the meeting, which is being billed as an opportunity to hear about the vision for the property from the owner, Cornerstone Real Estate Advisors.

"Our hope is to give everyone a chance to say what they have to say," said Charles Sellers, chairman of the advisory group. "The expectation is that all of the issues will, at least, by the end of this be on the table."

Sellers said the planning group will meet at 6:30 p.m. to clear its agenda for the discussion on the resort, which is scheduled to begin at 7:30 p.m.

Cornerstone will be allowed to make a 45-minute presentation, followed by discussion and questions from the board and the community.

During the last two years, consultants for Cornerstone have held several community forums and spoken to focus groups in Penasquitos.

Ken Ryan, a principal with KTG Y Group, a consultant for Cornerstone, noted that the presentation will bring the result of that work, providing a concept of what the owner wants to move forward with.

"Essentially, we're looking for support to initiate the process," said Ryan.

He said that though there is an understanding that not everyone will be pleased, the goal will be to find common goals between the company and the residents.

Cornerstone's plans include construction on the golf course, Ryan said, who said that there is not enough land to make the course competitive.

"Change is going to occur," he said. "Our client is either going to sell the property or move forward."

The executive committee of the Rancho Penasquitos Planning Board recently met with representatives from the Doubletree Resort.

Vice Chairman Joost Bende said the plans were similar to those seen before by the community, which entailed building single-family homes on the golf course property.

Bende said the plans will call for 150 to 200 homes on the course, and for the remainder of the resort's property to be developed into a hotel, restaurants, small-scale retail and a community center. Ryan added that the plan will also include trails and open space.

Sellers said the presentation will be more in-depth and provide more information than the planning board's executive committee heard.

Sellers urge residents to attend the meeting "with an open mind" and make decisions based on

what is presented during the meeting, not through other venues.

A community group that opposes the project has already issued a “call to action,” announcing that the owners of the resort intend to replace the golf course with 200 homes.

Representatives from the group — the PQ-NE Action Group — were not available to comment. Two current members of the Planning Board are founding members of the action group.

Ryan said that Cornerstone is aware that traffic impacts are of important concern for the community, and that the goal is to create development that enhances the area.

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