

PQ group opposes density increases

By **Elizabeth Marie Himchak**

Determined to keep the Rancho Penasquitos Community Plan unchanged in order to protect their neighborhood, 15 PQ residents recently formed PQ-NE Action Group.

According to PQ-NE Action Group chairperson Cindy Krask, the catalyst for formation was the possible Doubletree Golf Resort and Leisure Life Apartments redevelopment.

She said the organization originated through an e-mail group of concerned residents. The group was formed last year in response to Doubletree workshops designed to solicit residents' opinions on redevelopment ideas, including building homes.

Krask said during that time, she and fellow members also learned Leisure Life Apartments across from the Doubletree might be redeveloped. If approved, that new development, Cresta Bella, would increase density in the area.

"We found out there was an initiation to change the community plan that the planning board passed," Krask said. "We were concerned, especially since the local planning board passed it unanimously.

"We decided something has to be done and (it was) the only way to stop (plan changes) and show the planning board the community didn't want this," Krask said.

The organization is working on approving its bylaws, a step required before filing for nonprofit organization status with the state of California.

Krask said the group hopes to have the preliminary application filed by the end of September.

After obtaining nonprofit status, Krask said the organization would work on raising funds and increasing membership.

In the meantime, members are financing all costs, including printing petitions circulated in neighborhoods and at school events.

The petition says in part: "We do not want the Rancho Penasquitos Community Plan changed to allow an increase in the density of residential units or the loss of open space. While we welcome the owners' desire to improve their property ... we oppose any zoning change that will increase the number of residential units in the area, as it will negatively impact traffic, fire safety, paramedic and police response times and our already overburdened schools."

Members have collected several hundred signatures. While they have a minimum goal of 2,000 signatures, "we'd like 3,000 to 4,000 to be our ultimate goal," Krask said.

Funds raised would also pay for a traffic study that assesses the impact of all projects built within the next decade.

"We're trying to get a look at the whole picture in 10 years time," Krask said. "If all are allowed to do what they want, the corner (at Penasquitos Drive and Carmel Mountain Road) will be unbearable."

Though most members are from PQ's The Glens and The Village neighborhoods, Krask said they want residents from other PQ neighborhoods and Carmel Mountain Ranch to join.

Members plan on introducing the organization to Carmel Mountain residents at a future CMR Community Council meeting.

While the PQ-NE Action Group normally meets at 7 p.m. the fourth Tuesday each month at McMillin Realty, 12294 Carmel Mountain Road, the Tuesday, Sept. 26 meeting will begin at 7:30 p.m.

For more information, go to www.savepq.org.