

## **Pine Valley**

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### **Overview**

The Pine Valley Planning area contains three communities: Pine Valley, Guatay and Mount Laguna. Only the commercial development in Pine Valley and Guatay are subject to change. These commercial uses, concentrated along Old Highway 80, are small in scale and reflect the area's rural character. In order to protect the existing character and the uses, most commercial were re-designated as Rural Commercial.

### **Key Issues**

Nonconforming residential use on commercially designated land.

### **Planning Group Direction**

The Planning Group has recommended that for all commercial changes, the designation of Rural Commercial should be applied, however they reserve the right to revisit the designation and apply specific zoning for each individual property when zoning information becomes available.

### **Additional Staff Analysis/ Recommendations**

Except for two requests, staff supports Planning Group direction.

- Property with a current code violation has now been resolved, however, an industrial designation is not appropriate in this location
- Designate a nonconforming residential request to Rural Commercial. This designation will allow residential use and will lift nonconforming status of the property

### **Planning Commission Recommendations**

The Planning Commission concurs with staff's recommendations.

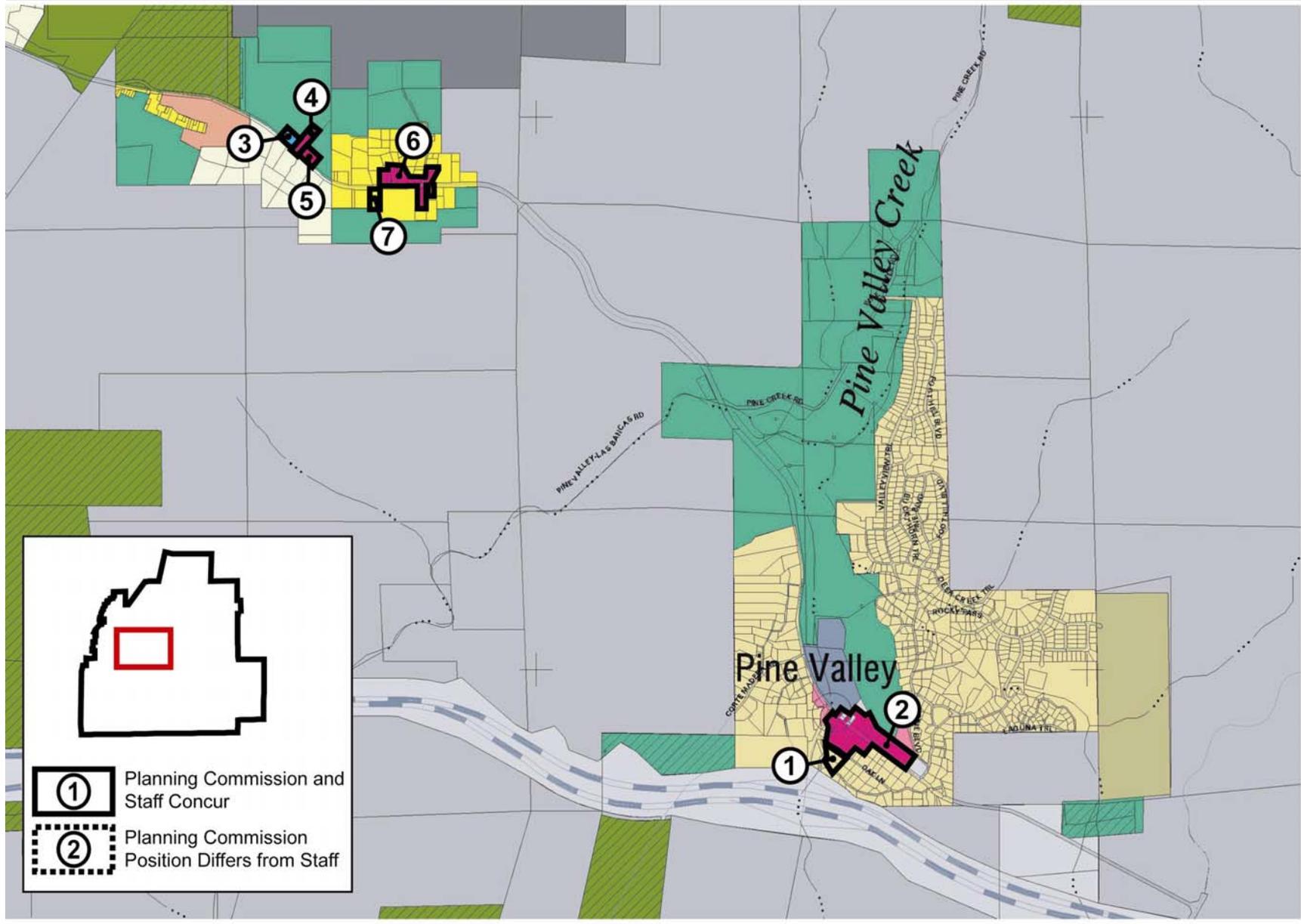
**ERA Needs Analysis**  
(all numbers in gross acres)

	<b>Projected Demand</b>	<b>Existing General Plan</b>	<b>Surplus/ (Deficit)</b>	<b>Proposed General Plan</b>	<b>Surplus/ (Deficit)</b>
Commercial	8	19	11	29	21
Industrial <sup>1</sup>	5	19	14	2	(3)
Office <sup>1</sup>	2	8	6	5	3

<sup>1</sup>Industrial and Office numbers are for the entire Central Mountain subregion.  
Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

### Pine Valley (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
1	<p><b>Staff</b> (VR 2) Village Residential</p> <p><b>Planning Commission</b> Concur with staff</p>	(VR 2) Village Residential	Residential designation (various)	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (11) Office Professional</p>	<ul style="list-style-type: none"> <li>• Three properties located behind commercial properties. In proximity to Old Hwy 80</li> <li>• During last update, CPG had felt a commercial use might be appropriate in the future. None was ever built and site has always been residential</li> <li>• Located within existing country town boundaries</li> <li>• No formal request, however property owners have indicated to group that they are comfortable with a residential designation</li> <li>• Support Planning Group recommendation</li> </ul>
2	<p><b>Staff</b> (C-4) Rural Commercial</p> <p><b>Planning Commission</b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 15.85 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> <li>• Recognize existing uses</li> <li>• Compact area of historically established commercial development</li> <li>• Access from main road (Old Hwy 80)</li> <li>• Existing uses are compatible with community's rural character</li> <li>• Support Planning Group recommendation</li> </ul>

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner(s)		
3	<p><b>Staff</b> (I-2) Medium Impact Industrial</p> <p><b>Planning Commission</b> Concur with staff</p>	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Thing)</b>	<p><i>Total Area:</i> 1.33 acres</p> <p><i>Current Use:</i> Water well drilling equipment storage</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Service Commercial designation is being eliminated. Recognize existing uses</li> <li>• Direct access to a main road (Old Hwy 80)</li> <li>• Located away from core area of rural type commercial development in Guatay</li> <li>• Outdoor heavy construction equipment storage is primary use</li> <li>• Adjacent to low densities</li> <li>• No other location within Central Mountain sub-region where owner could relocate operation</li> <li>• Support Planning Group recommendation</li> </ul>
4	<p><b>Staff</b> (C-4) Rural Commercial</p> <p><b>Planning Commission</b> Concur with staff</p>	Residential designation	Residential designation <b>(Ward)</b>	<p><i>Total Area:</i> 1.95 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Service Commercial designation is being eliminated.</li> <li>• Wants to continue current use, and add another residential use on property. Commercial designation applied during previous update, making current residential use nonconforming</li> <li>• Past used as a County Road Service Yard</li> <li>• Tier 1 habitat sensitivity constrains majority of the properties</li> <li>• Recognize existing residential use</li> </ul>

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	Staff / Planning Commission	CPG/CSG	Owner(s)		
5	<p><b>Staff</b> (C-4) Rural Commercial</p> <p><b>Planning Commission</b> Concur with staff</p>	Maintain existing uses	No recommendation submitted	<p><i>Total Area:</i> 7.15 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Service Commercial designation is being eliminated.</li> <li>• Recognize existing commercial designation</li> <li>• Direct access to a main road (Old Hwy 80)</li> <li>• Located within existing country town boundaries</li> </ul>
6	<p><b>Staff</b> (C-4) Rural Commercial</p> <p><b>Planning Commission</b> Concur with staff</p>	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 6.85</p> <p><i>Current Use:</i> Various Commercial</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> <li>• Elimination of the Service Commercial designation necessitated changes made</li> <li>• Rural designation is consistent with the character of the community</li> <li>• Existing uses are recognized</li> <li>• Support Planning Group recommendation</li> </ul>
7	<p><b>Staff</b> (SR-1) Semi-Rural Residential</p> <p><b>Planning Commission</b> Concur with staff</p>	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial <b>(Raybould)</b>	<p><i>Total Area:</i> 1.4 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> <li>• Medium Impact designation not appropriate considering adjacent residential property (Pine Valley Trailer Park to east)</li> <li>• Entire parcel has Tier 1 Biological Habitat</li> <li>• Zoning violations resolved after Feb 25, 2005 PC hearing and property continues existing Residential status</li> <li>• Desired heavy uses are not consistent with proposed neighboring Rural Commercial designation</li> </ul>