



Case & Goetz Beyond Market and Self-Storage



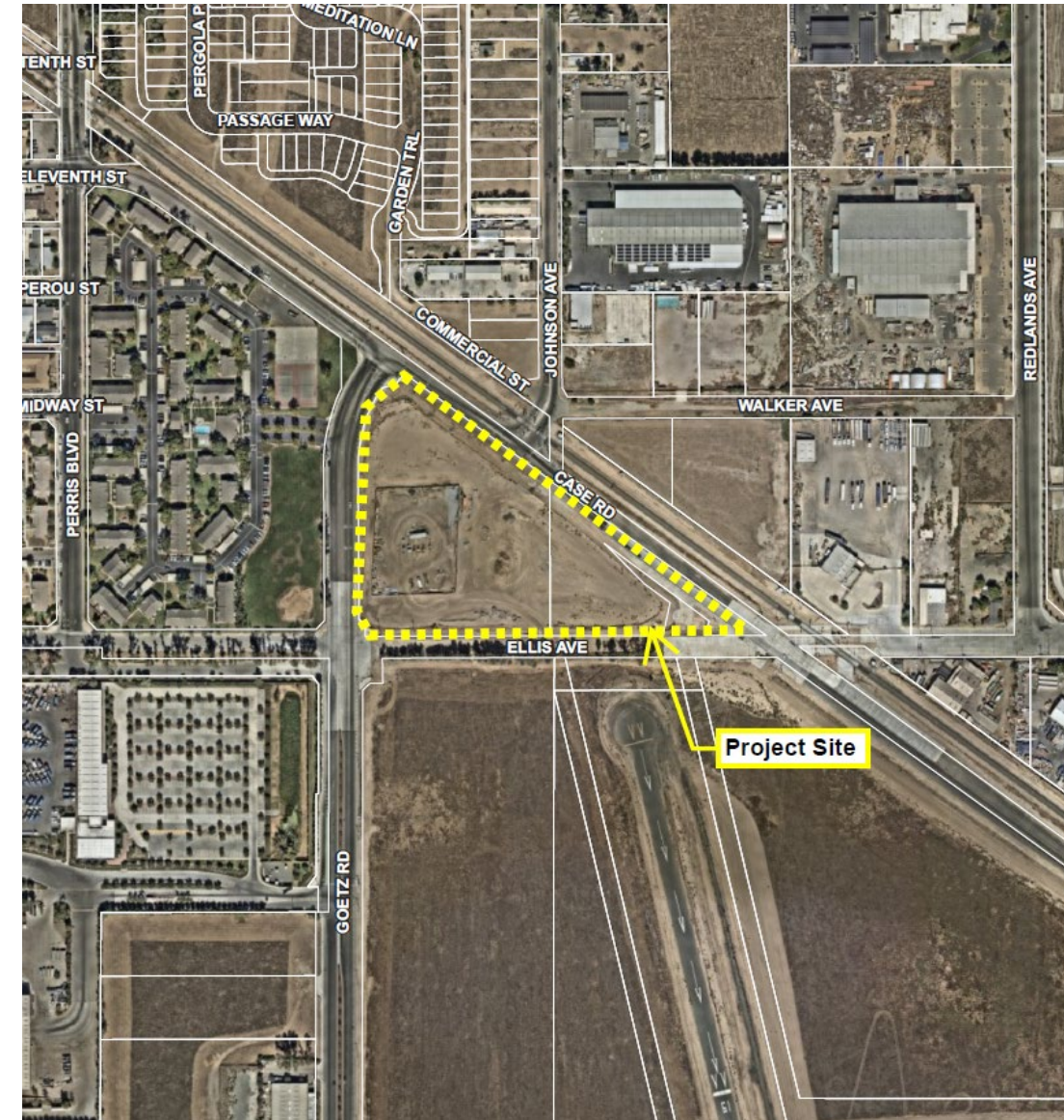
PLANNING COMMISSION
January 7, 2026

LOCATION/ AERIAL MAP

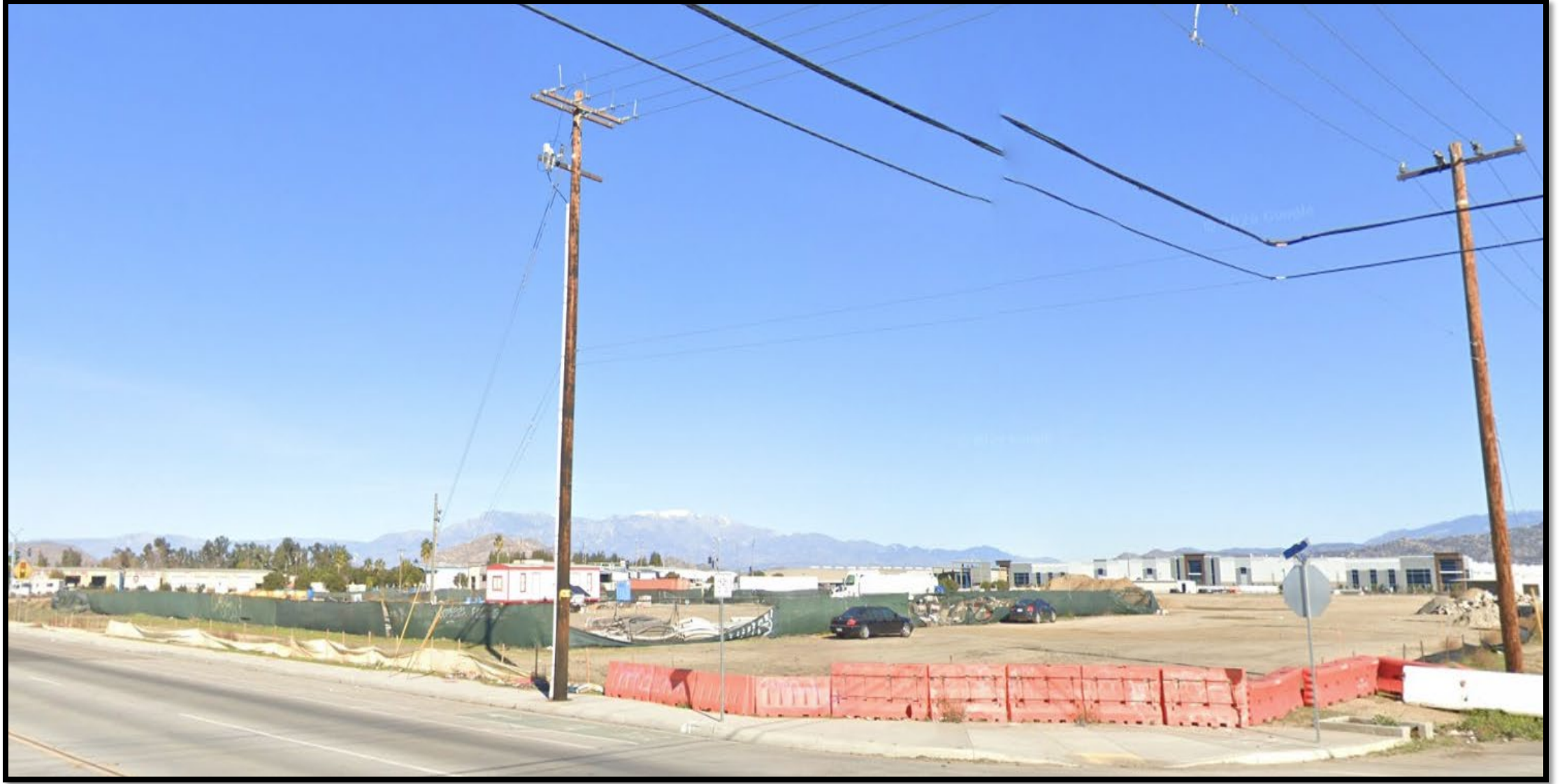
❑ Location - East of Goetz Road between Case Road and Ellis Avenue

❑ Surrounding Uses:

- North – Vacant and Industrial
- South – Perris Valley Airport and vacant land
- East – Vacant Land and Industrial
- West – Hunt Club Apartments



SITE PHOTO – NORTHEAST (GOETZ RD AT ELLIS AVE)



SITE PHOTO - NORTH (CASE RD AT ELLIS AVE)



SITE PHOTO - SOUTHWEST (CASE RD AT GOETZ RD)



SITE PHOTO – WEST (CASE RD AT G STREET)



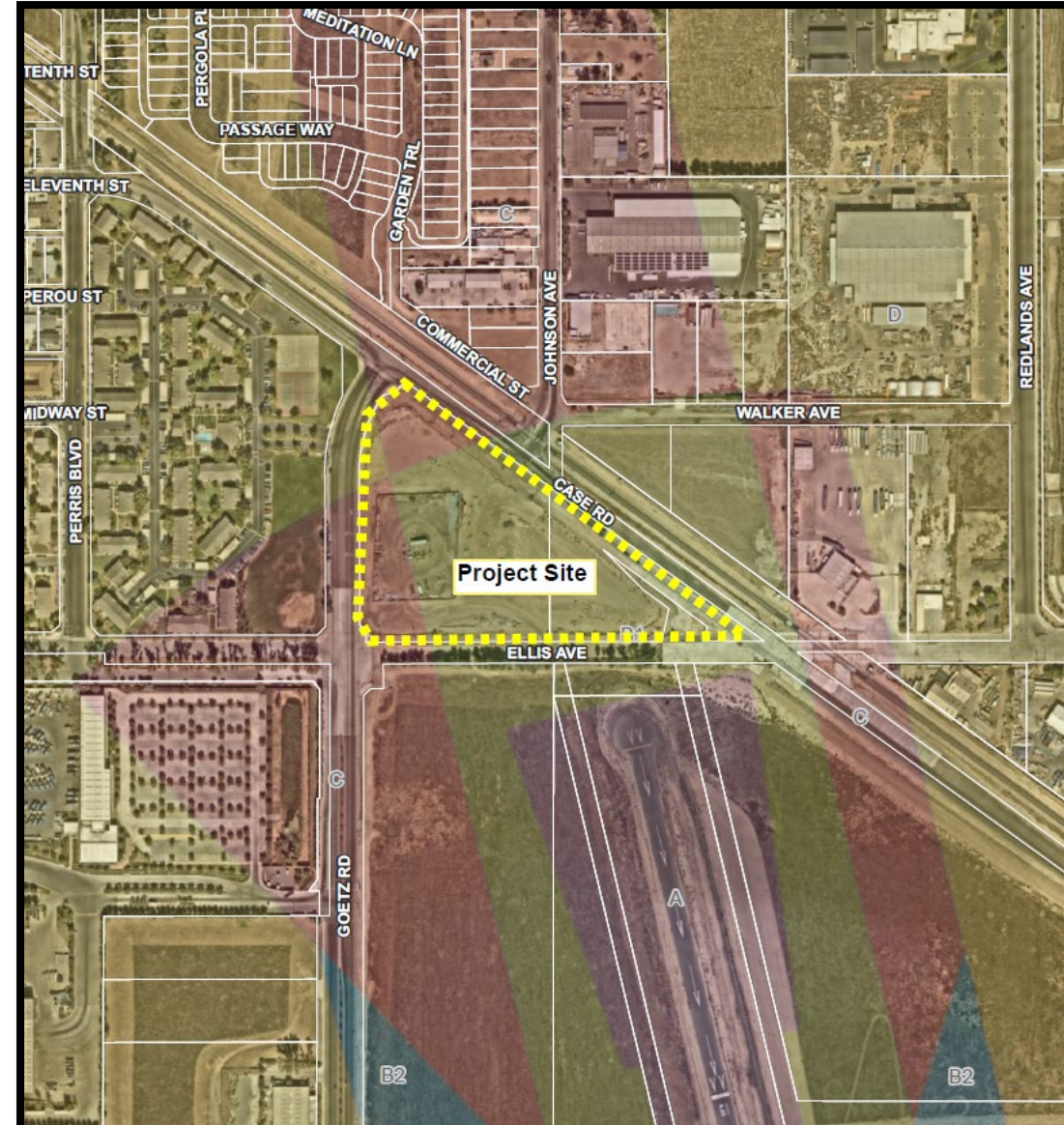
DOWNTOWN PERRIS ZONING MAP

- ❑ Project Site – 10.64 Acres
- ❑ Zoning – DTSP – Employment Plaza
- ❑ Surrounding Zones:
 - North: DTSP – Employment Plaza
 - East: DTSP – Employment Plaza
 - West: DTSP - Neighborhood
 - South: Light Industrial and Public



PERRIS VALLEY AIRPORT MAP

- ❑ Airport Zone: The project is located within zones B1, C and D of the Perris Valley ALUP.
 - The B1 Zone is subject to density limitations that restrict occupancy to no more than 40 with a maximum of 80 per acre.
 - Zones C and D is subject to density limitations that restrict occupancy to no more than 50-450 people pre acre.
- ❑ The DTSP is consistent with the Perris Valley ALUP.
- ❑ ALUC reviewed the project and found it to be conditionally consistent with the PVA-ALUCP subject to meeting FAA requirements.



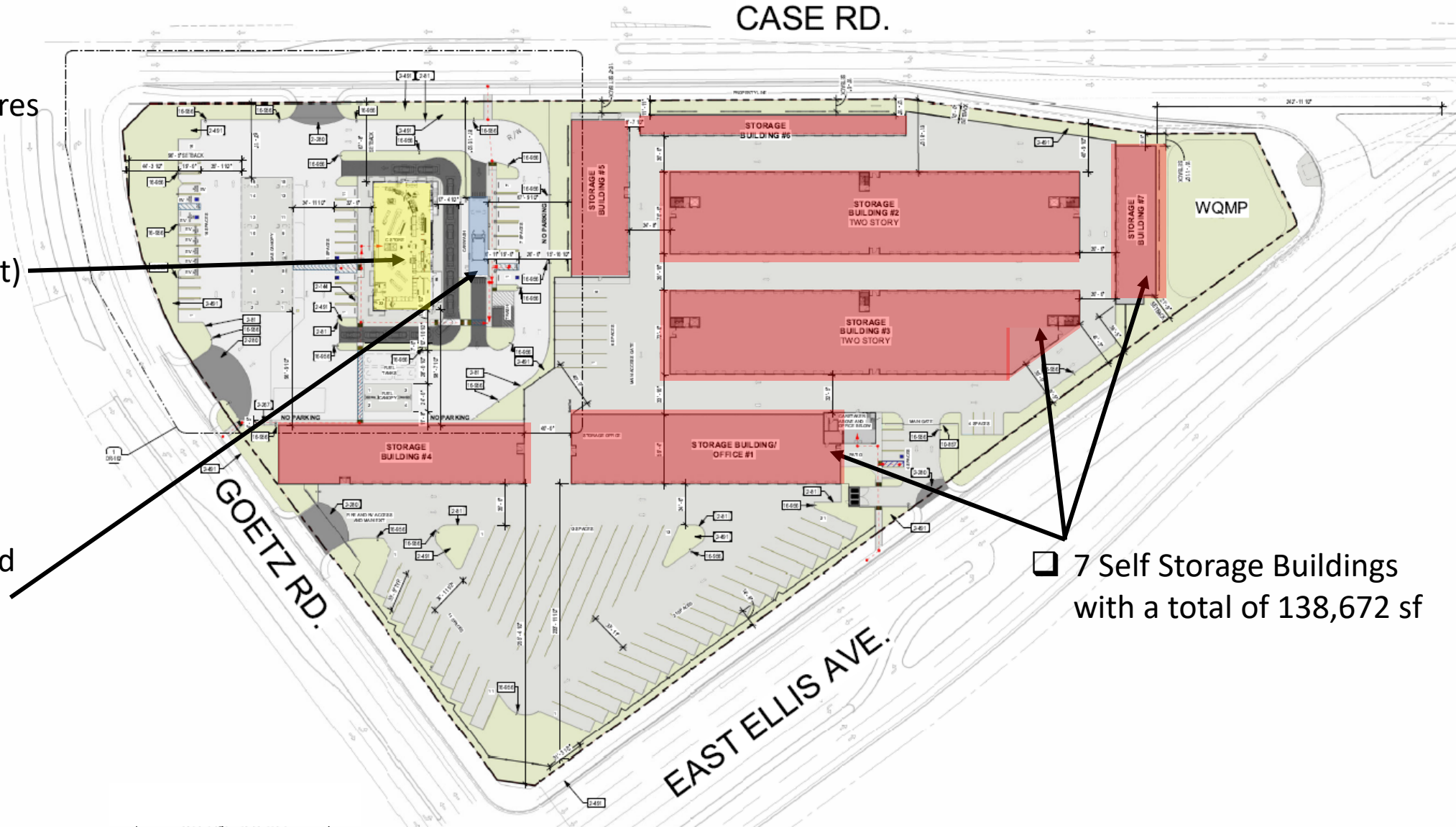
OVERALL SITE PLAN

Overall site - 10.64 acres

❑ 5,974 sf C-Store
(Beyond Food Mart)
Building

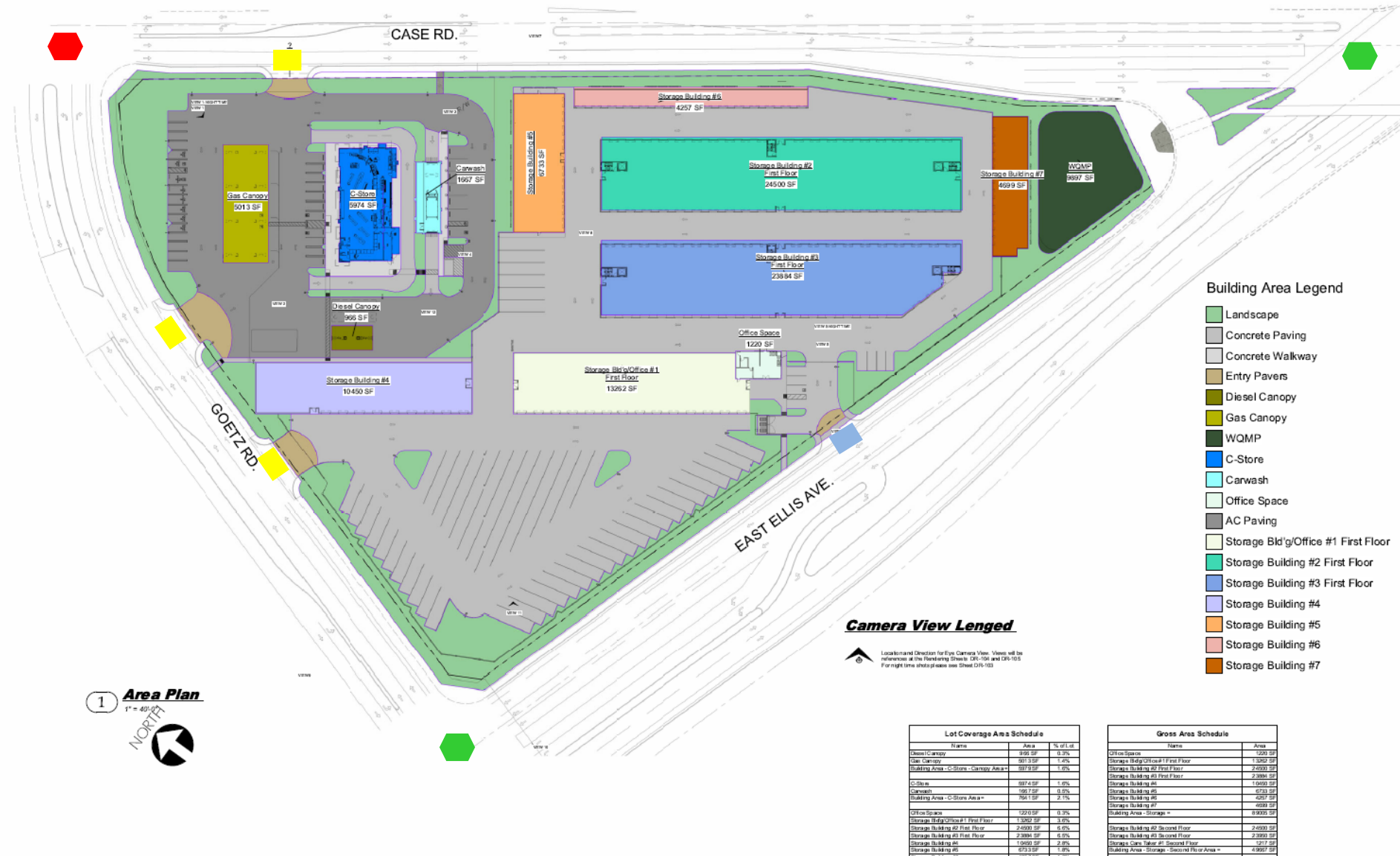
❑ 1,667 sf Automated
Carwash Building

❑ 7 Self Storage Buildings
with a total of 138,672 sf



OVERALL SITE ACCESS PLAN

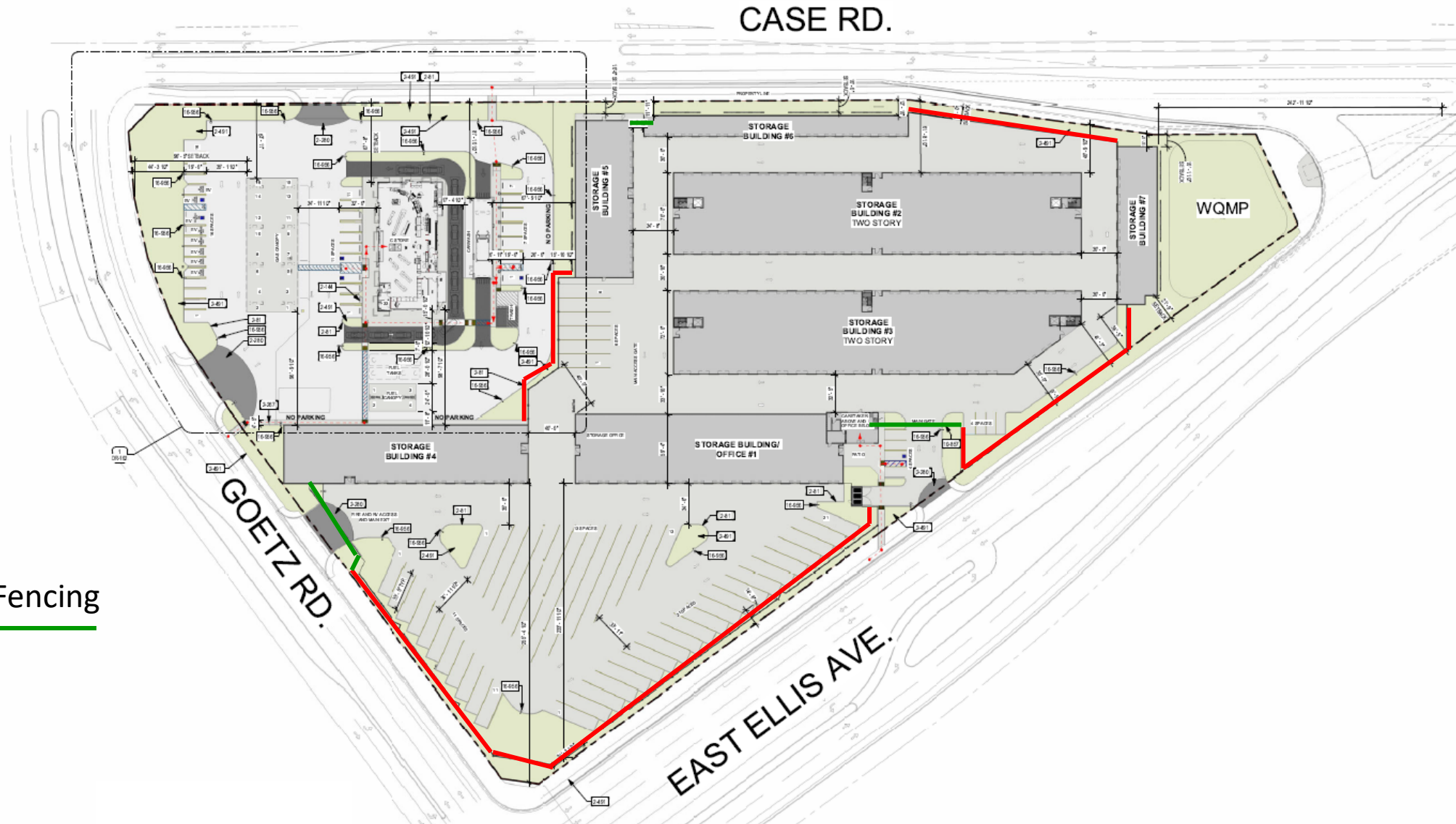
-  1 Existing Signalized intersection
-  2 Additional Signalized intersections
-  1 driveway with right-in/right-out and left in access.
-  3 limited access driveways right-in/right out only



WALL AND FENCE PLAN

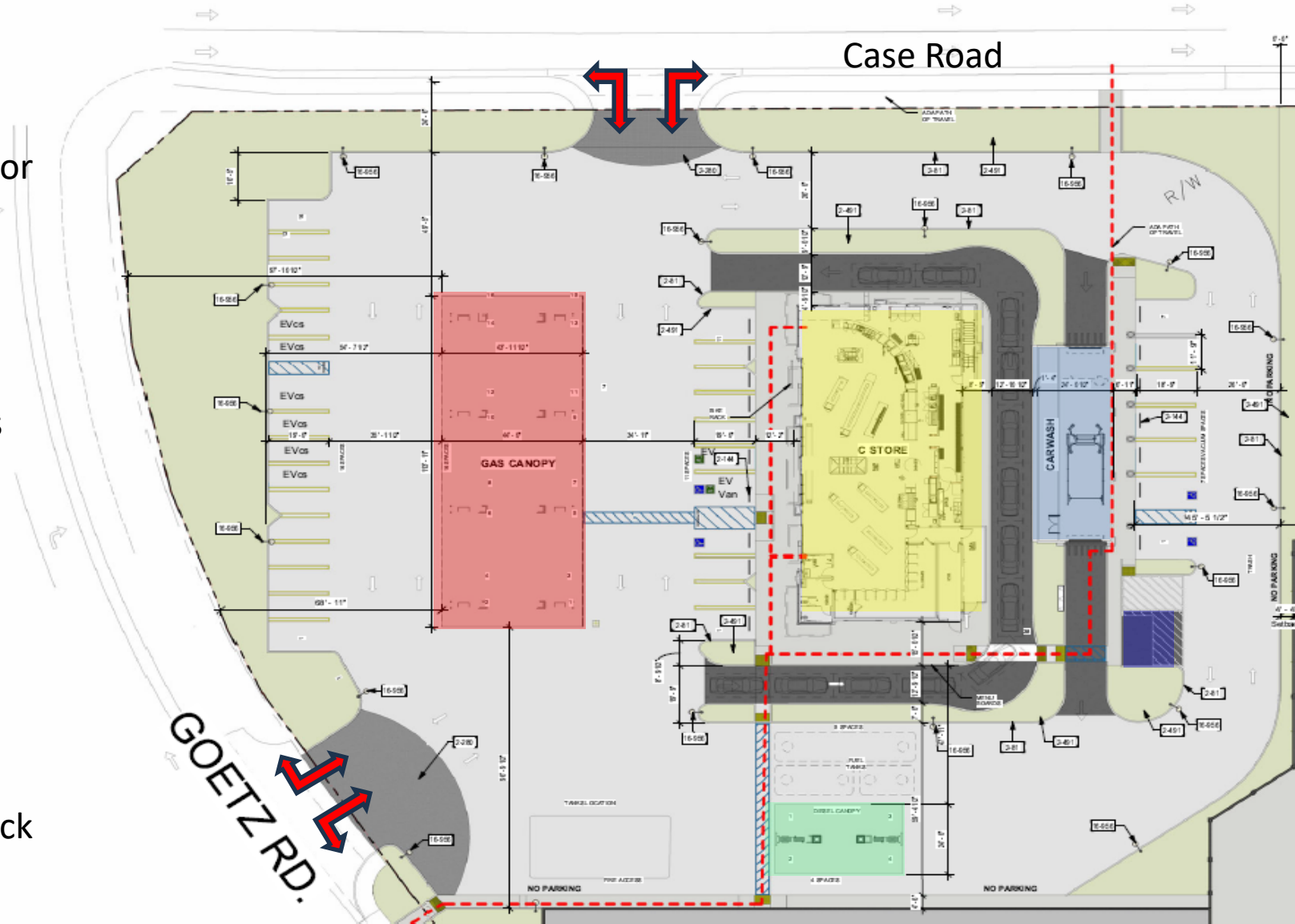
6-Foot-High Block Wall

6-Foot-High Steel Tube Fencing



SITE PLAN - BEYOND FOOD MART

- 5,974 sf Beyond Market
 - Drive-thru for 14 vehicles
 - Drive-thru only - no indoor seating or dining area per ALUC.
- 1,667 sf automated car wash
 - 5 Vacuum Parking spaces
- 5,013 sf fuel island canopy
 - 8 fueling islands with 16 dispensers
- 966 sf diesel fuel island canopy.
 - 2 fueling islands with 4 dispensers
- 34 total parking spaces
 - 21 Regular parking spaces
 - 7 EV spaces
 - 1 EV ADA van accessible space
 - 3 ADA spaces
- Trash Enclosure – 10' tall decorative block with metal roofing



SELF STORAGE FACILITY SITE PLAN

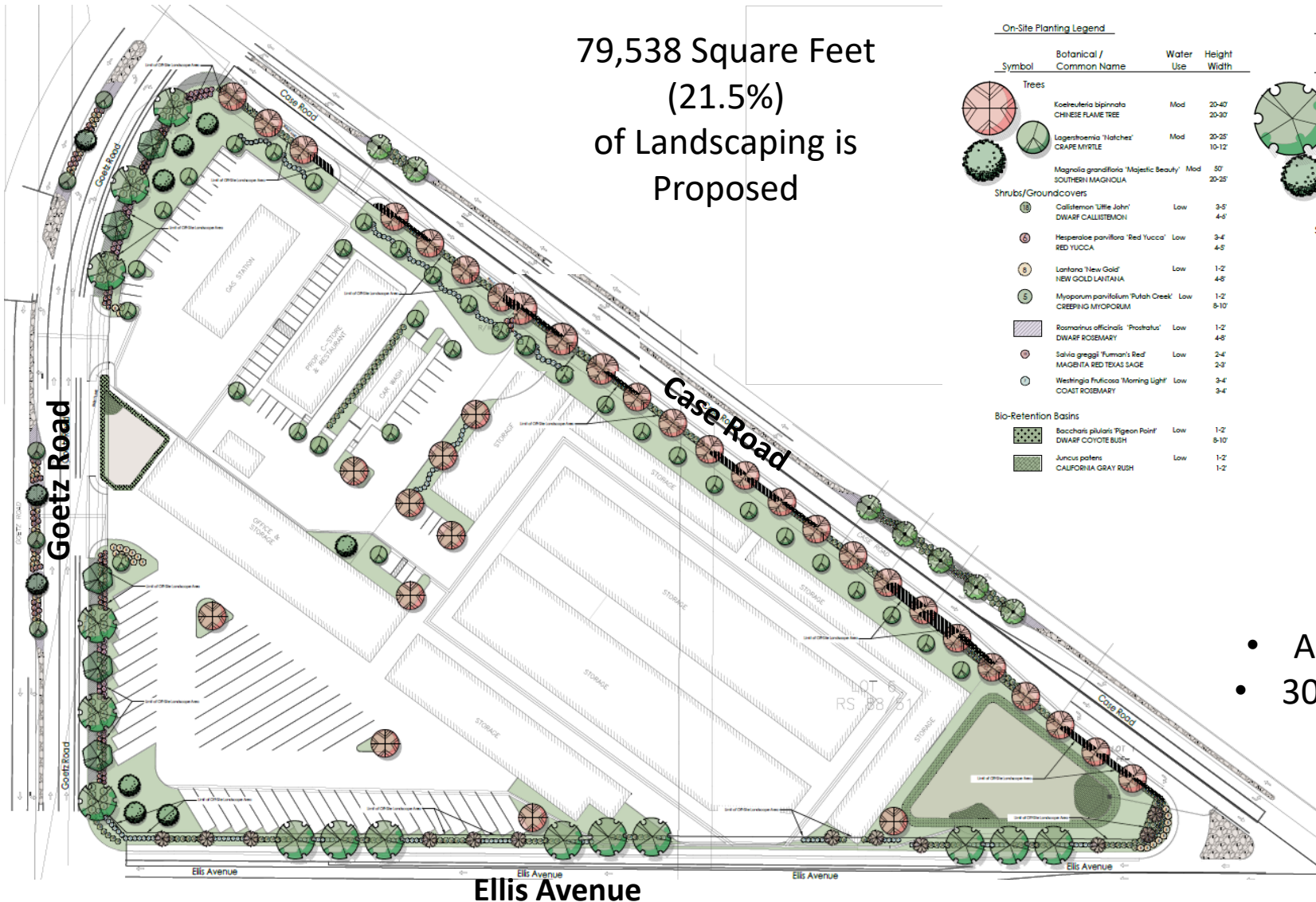
-  7 buildings totaling 138,672 sf .
-  2½ two-story buildings*
-  5 one-story buildings
 - 1,220 sf office
 - 1,217 sf caretaker unit
-  8 parking spaces including 3 ADA and 2 EV charging spaces
-  45 space RV parking/storage
-  Trash Enclosure-10-foot-tall decorative block structure with metal roof
-  Main entrance at Ellis Avenue with secondary RV access and fire access at Goetz Road

* Building 1 is a partial 2-story Building



CONCEPTUAL LANDSCAPE PLAN

79,538 Square Feet
(21.5%)
of Landscaping is
Proposed



On-Site Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	Koeleria bispinnata CHINESE PLANE TREE	Mod	20-40	20-30
	Lagerstroemia 'Hatchee' CRANE MYRTLE	Mod	20-25	10-12
	Magnolia grandiflora 'Majestic Beauty' SOUTHERN MAGNOLIA	Mod	50'	20-25'
Shrubs/Groundcovers				
	Callistemon 'Little John' DWARF CALLISTEMON	Low	3-5'	4-6'
	Hesperaloe parviflora 'Red Yucca' RED YUCCA	Low	3-4'	4-5'
	Lantana 'New Gold' NEW GOLD LANTANA	Low	1-2'	4-8'
	Myoporum parvifolium 'Pulch Creek' CREEPING MYOPORUM	Low	1-2'	8-10'
	Rosmarinus officinalis 'Prostratus' DWARF ROSEMARY	Low	1-2'	4-5'
	Salvia greggii 'Fumans Red' MAGENTA RED TEXAS SAGE	Low	2-4'	2-3'
	Westringia fruticosa 'Morning Light' COAST ROSEMARY	Low	3-4'	3-4'
Bio-Retention Basins				
	Baccharis pilularis 'Pigeon Point' DWARF COYOTE BUSH	Low	1-2'	8-10'
	Juncus patens CALIFORNIA GRAY RUSH	Low	1-2'	1-2'

Goetz Road Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	Platanus acerifolia 'Bloodgood' LONDON PLANE	Mod	40-60'	30-40'
	Pinus canariensis CANARY ISLAND PINE	Mod	50-80'	20-35'
	Magnolia grandiflora 'Majestic Beauty' SOUTHERN MAGNOLIA	Mod	50'	20-25'
	Lagerstroemia 'Hatchee' CRANE MYRTLE	Mod	20-25'	10-12'
Shrubs/Groundcovers				
	Salvia greggii 'Fumans Red' MAGENTA RED TEXAS SAGE	Low	2-4'	2-3'
	Muhlenbergia capillaris PINK MUHLY	Low	2-3'	3-6'
	Myoporum parvifolium 'Pulch Creek' CREEPING MYOPORUM	Low	1-2'	8-10'
	Rosmarinus officinalis 'Prostratus' DWARF ROSEMARY	Low	1-2'	4-5'
	Hesperaloe parviflora 'Red Yucca' RED YUCCA	Low	3-4'	4-5'
	Hesperaloe parviflora 'Yellow Yucca' YELLOW YUCCA	Low	3-4'	4-5'
	Mortared Rock Cobble			

Ellis Avenue Planting Legend

Symbol	Botanical / Common Name	Water Use	Height	Width
Trees				
	Platanus acerifolia LONDON PLANE	Mod	40-60'	30-40'
	Chiosopsis trevii DEERT WILLOW	Low	15-20'	10-20'
	Lagerstroemia 'Muskogee' CRANE MYRTLE	Mod	20-25'	10-12'
Shrubs/Groundcovers				
	Callistemon 'Little John' DWARF CALLISTEMON	Low	3-5'	4-6'
	Hesperaloe parviflora 'Red Yucca' RED YUCCA	Low	3-4'	4-5'
	Lantana 'New Gold' NEW GOLD LANTANA	Low	1-2'	4-8'
	Salvia greggii AUTUMN SAGE	Low	2-4'	1-4'
	Westringia fruticosa 'Morning Light' COAST ROSEMARY	Low	3-4'	3-4'
	Mortared Rock Cobble			

Off-Site Landscape Area Plan Notes

- Off-site landscape areas are to be separate from all on-site and adjacent off-site landscape areas with a 6" wide concrete landscape curb.
- Off-site landscape areas are to be served by an independent water meter, electrical meter, and irrigation controller.

On-Site Landscape Area Plan Notes

- On-site landscape areas are to be irrigated planted in conformance with city guidelines as set by the City of specific plan area.

- 158 trees provided
- Approximately 60 street trees provided
- 30% of all Trees 36" Box (as conditioned)
 - Trees at all entrances 36" Box (as conditioned)

RENDERINGS - BEYOND FOOD MART



East View – Side Elevation from Goetz Road

RENDERINGS BEYOND FOOD MART



BUILDING ELEVATIONS - BEYOND FOOD MART



South View – Facade Elevation from Goetz Road and Case Road Intersection



West View – Side Elevation from Case Road

BUILDING ELEVATIONS - BEYOND FOOD MART



North View – Rear Elevation from interior



East View – Side Elevation from Goetz Road

RENDERINGS - SELF-STORAGE FACILITY



VIEW 6

North View from Ellis Avenue



East View from Self-Storage Interior



North View from Ellis Avenue Entrance

RENDERINGS SELF-STORAGE FACILITY

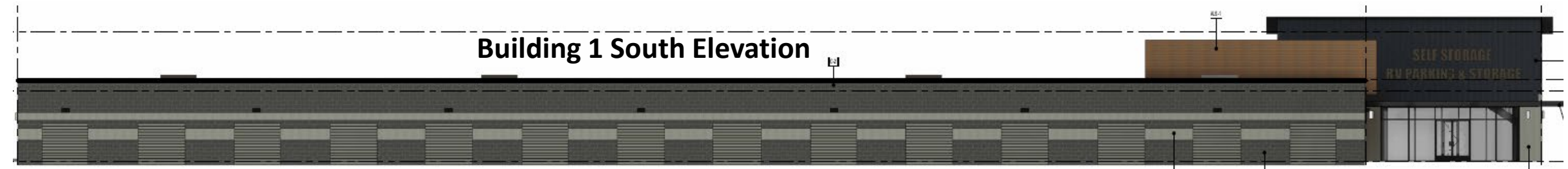
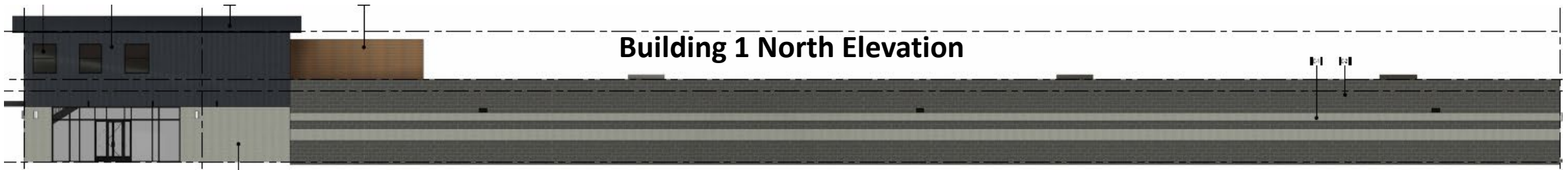


West View from Case Road



Southwest View from Beyond Food Mart
Parking Lot adjacent to Case Road

BUILDING ELEVATIONS - SELF-STORAGE



Architectural elevation drawing of a building facade. The facade features three identical sets of three dark brown, horizontally-slatted doors. Each set of doors is enclosed within a light beige rectangular frame. These frames are separated by horizontal bands of the same light beige material. The entire facade is set against a dark grey background with horizontal dashed lines. To the left, a small section of a light-colored wall and a dark brown door are visible. To the right, three small black poles are shown.

[illegible]

Lat/Coverage Area Schedule		
Location	Start Date	End Date
Area 1 (North)	01/01/2018	01/31/2018
Area 2 (South)	02/01/2018	02/28/2018
Area 3 (East)	03/01/2018	03/31/2018
Area 4 (West)	04/01/2018	04/30/2018
Area 5 (Central)	05/01/2018	05/31/2018
Area 6 (Northwest)	06/01/2018	06/30/2018
Area 7 (Southeast)	07/01/2018	07/31/2018
Area 8 (Southwest)	08/01/2018	08/31/2018
Area 9 (Northeast)	09/01/2018	09/30/2018
Area 10 (Northwest)	10/01/2018	10/31/2018
Area 11 (Southeast)	11/01/2018	11/30/2018
Area 12 (Southwest)	12/01/2018	12/31/2018

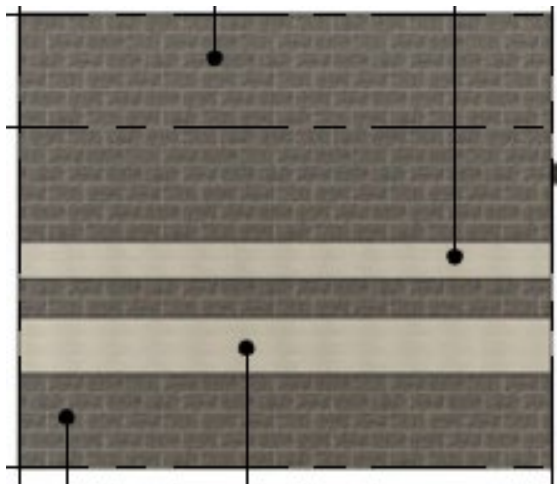
BUILDING ELEVATIONS - SELF-STORAGE



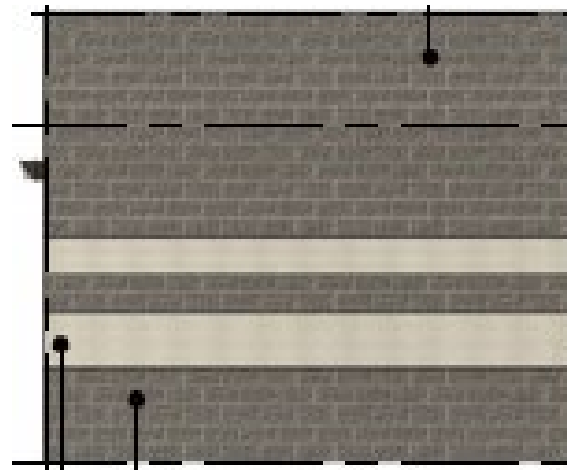
Building 6 North Elevation



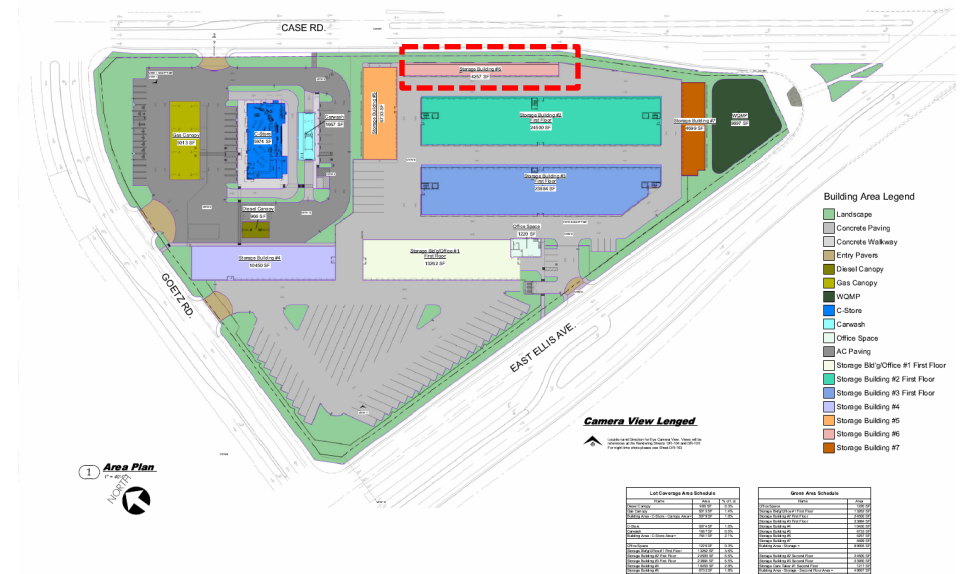
Building 6 South Elevation



Building 6 East Elevation



Building 6 West Elevation



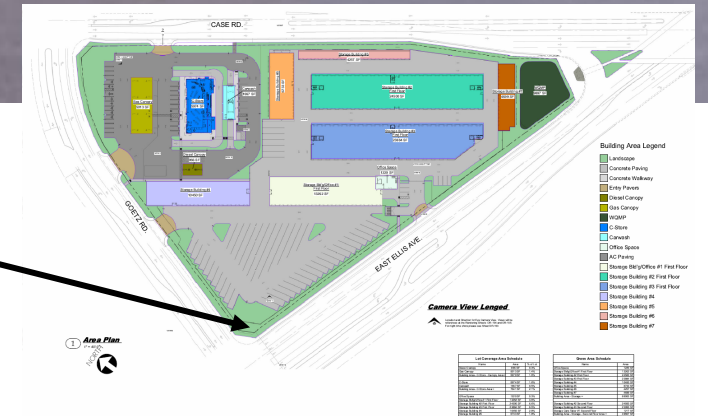
The diagram illustrates a cross-section of a road pavement structure. It features a top dark grey layer, a middle layer with alternating light and dark horizontal bands, and a bottom layer with horizontal hatching. Vertical lines and dots indicate specific points or features within the structure.

[illegible]

RENDERING – WALL



Perspective from Ellis Avenue at Goetz Road



BUILDING ELEVATIONS – WALL AND FENCE



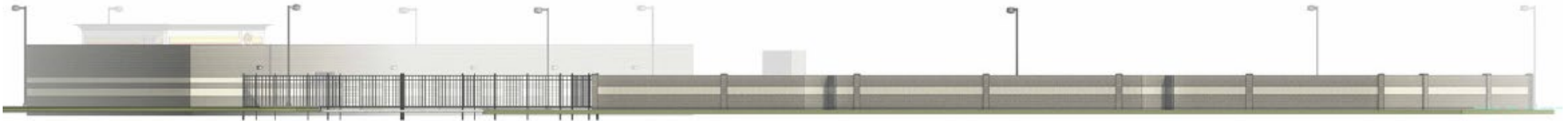
North Elevation – Beyond Food Mart at Case Road



South Elevation – Ellis Avenue



East Elevation – Case Road



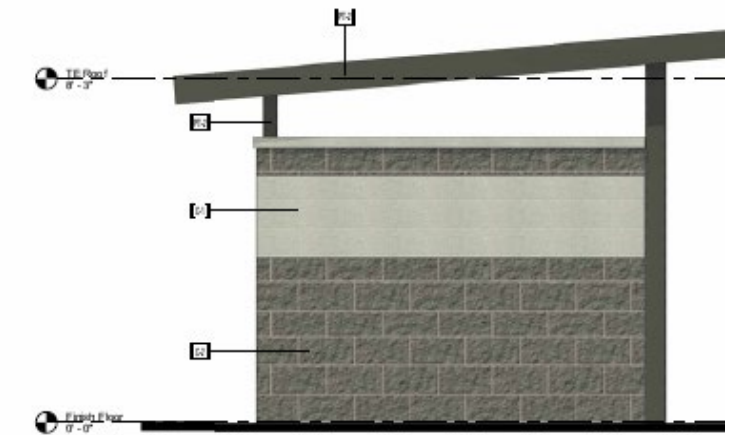
**Southwest Elevation
Goetz Road at Ellis Avenue**



TRASH ENCLOSURE DETAILS



5 **Rear - Elevation**
1/2" = 1'-0"



6 **Left - Elevations**
1/2" = 1'-0"

ENVIRONMENTAL DETERMINATION

A Mitigated Negative Declaration (MND) was prepared for this project.

- ☐ The MND was prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines.
- ☐ The MND concludes that all impacts have been reduced to less than significant or have been reduced to below the significance level with the implementation of mitigation measures.
- ☐ Only one comment letter was received by staff during the public review period from the California Department of Transportation (Caltrans) Division of Aeronautics.
 - The comment letter did not raise any additional environmental issues that have not already been addressed in the IS/MND, but noted that the project may be affected by runway projection zones. As conditioned, the project is required to comply with FAA requirements.

RECOMMENDATION

Staff Recommends that the Planning Commission adopt Resolution 26-01:

- ☐ **Adopting** Mitigated Negative Declaration #2407, and the Mitigation Monitoring and Reporting Program; and
- ☐ **Approving** Conditional Use Permit 24-05060, and Development Plan Review 24-00001 based on the findings contained in the Resolution and subject to the Conditions of Approval.

