

Dollar Tree

1560 Sycamore Avenue, Hercules CA 94547

Request: Conditional Use Permit for general retail store (>2,000 sq ft) in Community Commercial (CC) district



**Signage shown is conceptual only and will require future approval through a separate ADRP.*

Simple Change of Tenancy

Dollar Tree will occupy existing retail building with interior tenant improvements only.

Operations:

- Hours 8 AM-10 PM daily
- No alcohol
- Adequate parking for flex staffing; most employees use transit
- Corporate energy management solution
- Cardboard baled; single 4-yard dumpster in existing rear enclosure; waste similar to SFR residential household.



Community & Planning Benefits

Accessible Retail for Residents

Affordable everyday goods within the community, reducing need to travel to other cities

Activates Vacant Building

Returns a vacant commercial building to productive use

Jobs & Economic Activity

Adds employment opportunities; continued contribution to local sales tax revenue

No New Traffic or Parking Impacts

Comparable use to prior Rite Aid

Improved Waste Management

Minimal garbage and managed recycling

Questions



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