

Conditional Use Permit CUP 26-02

Dollar Tree

1560 Sycamore Avenue



CITY OF HERCULES PLANNING COMMISSION MEETING
JULY 20, 2026

Dollar Tree

LOCATION

1560 Sycamore Avenue

ZONING

CC – Community Commercial
District

REQUEST

CUP for a general retail store
exceeding 2,000 SF

BUILDING

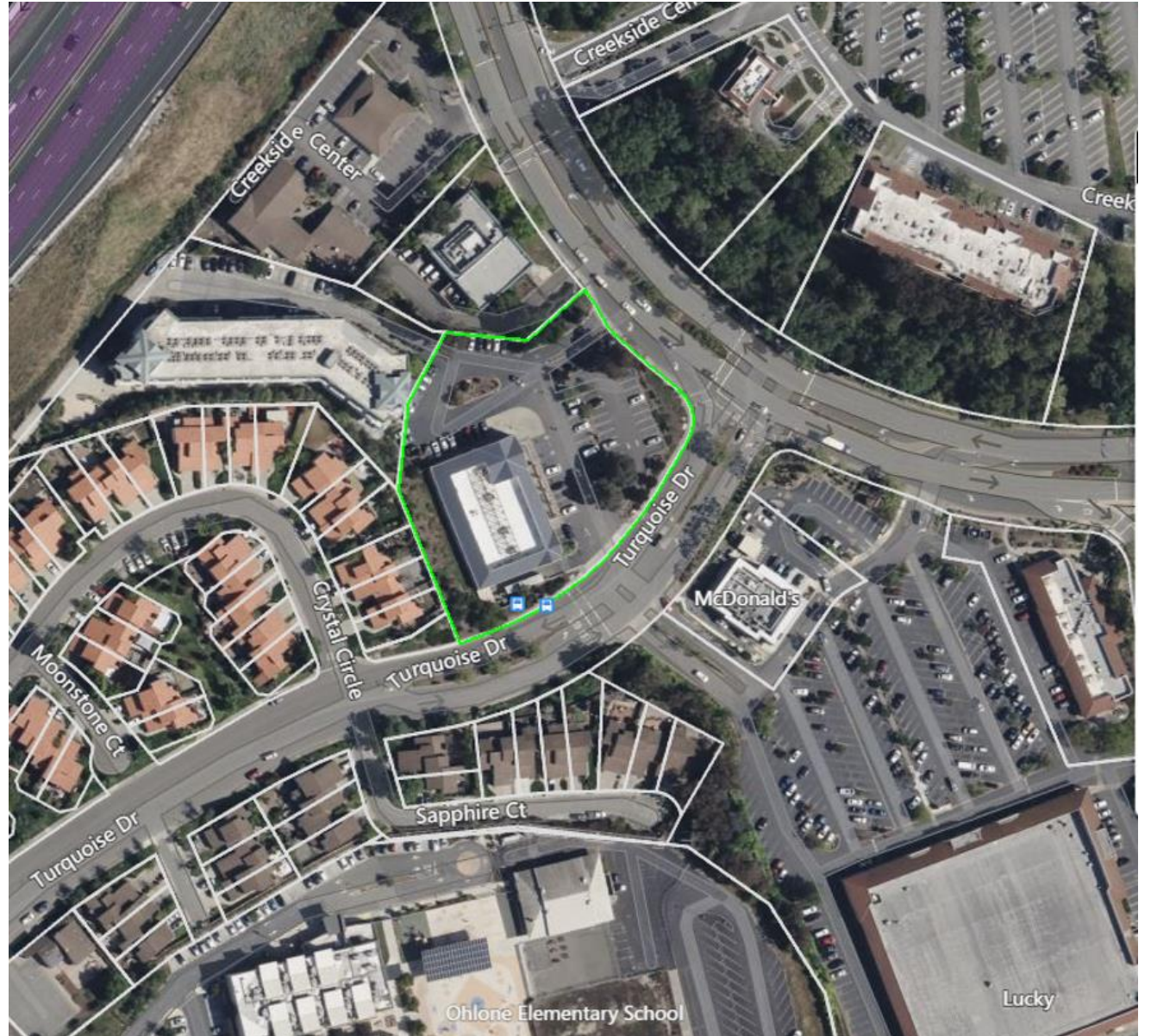
Approx. 12,115 SF — formerly Rite
Aid

HOURS

8:00 a.m. to 10:00 p.m., daily

EMPLOYEES

Approximately 10



Site & Entitlement History

Existing Building

The 1.65-acre site is developed with a one-story, ~12,115 SF retail building, surface parking, drive aisles, and landscaping. Most recently operated as a Rite Aid pharmacy.

Adjacent Use

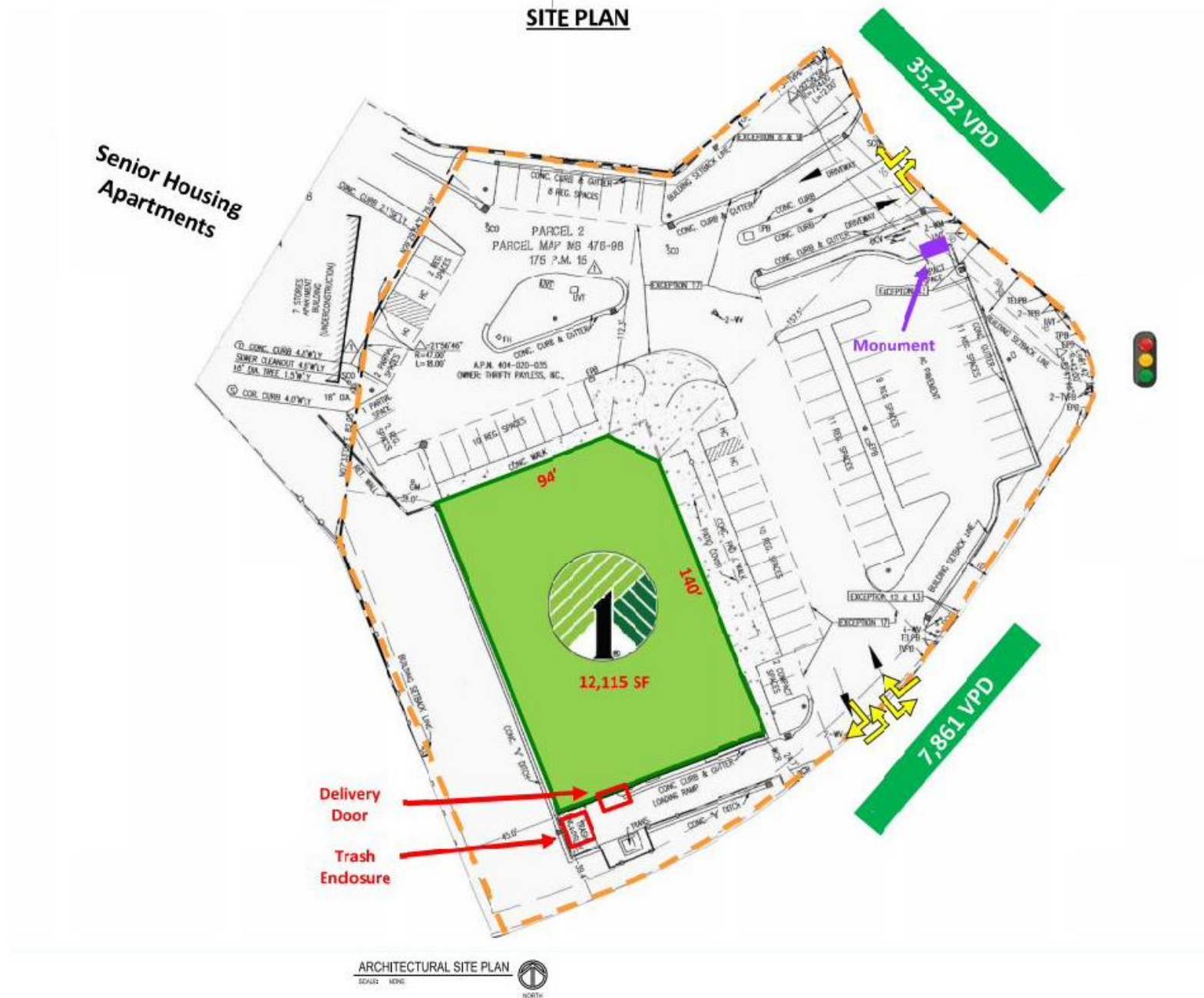
The site is adjacent to a multi-family senior housing development at 1550 Sycamore Avenue, held under common ownership and subject to a shared parking and access easement.

Abandonment of Prior Permit

On February 9, 2026, the Community Development Director determined the prior Rite Aid tenancy had been abandoned pursuant to HMC §13-50.600(4). No appeal was filed; a new use permit is required for any new use.

Proposed Floor Plan

- Tenant improvements, finishes, fixtures, coolers/freezers, checkout stations, office and employee areas
- No change to building footprint, exterior elevations, or site layout
- No signage proposed; future signage requires a separate Administrative Design Review Permit



Parking Analysis

HMC Table 13-32.1 requires 3.5 spaces per 1,000 SF of gross leasable area for retail stores/sales (not in a shopping center).

67

Total on-site
parking spaces

– 16

Spaces under
shared
easement

51

Spaces available
to the retail use

42

Minimum
required

Even after the easement, the 51 spaces available exceed the 42-space minimum by 9 spaces — the project complies with the Municipal Code parking requirement. No changes to parking supply or layout are proposed.

Operations & Waste Handling

1

Deliveries

Once weekly,
via the existing
rear delivery
door and
loading area
shown on the
Site Plan.

2

Cardboard

Managed on-
site with a
baler; bales
stored in a
designated
interior space.

3

Trash & Organics

Served by one
(1) 4-yard
dumpster
within the
existing
enclosure.

4

Parking Protection

No parking
spaces are used
for waste
storage,
staging, or
collection.

General Plan Consistency

Land Use Designation: Community Commercial (CC)

Policy 2A

Balanced commercial development within designated intensity ranges. The use occupies an existing building with no increase in building area or intensity, remaining within the CC gross intensity range of 0.20–1.00.

Policy 2B

Provide a variety of shopping and service opportunities that reduce residents' need to leave the community. The store offers an additional retail option at accessible price points.

Policy 13A

Attain compatible land uses that minimize adverse impacts. The use occupies an established building with no new mass or intensification, and the operational plan minimizes impacts on adjoining uses, including the senior housing development.

Zoning Consistency

Use Classification

- Zoning Designation: Community Commercial (CC)
- Retail stores over 2,000 SF require a Conditional Use Permit approved by the Planning Commission (HMC Table 13-8.1)
- At 12,115 SF, the proposed store requires a CUP

Development Standards Maintained

- No changes to building footprint, floor area, or setbacks
- No changes to parking supply or layout
- All property development standards of HMC Table 13-8.200 are maintained
- No signage proposed under this application

Conditional Use Permit Findings

- 1 The proposed use is consistent with the General Plan.
- 2 The location conforms with the purposes of the Zoning Ordinance and complies with applicable provisions.
- 3 The location, size, design, and operating characteristics are compatible with existing and anticipated adjacent uses.
- 4 There is adequate access, traffic, public utility, and public service capacity for the proposed use.
- 5 There are no potential significant adverse environmental impacts that could not be feasibly mitigated.

Environmental Determination

**Categorically exempt from CEQA pursuant to Class 1 (Existing Facilities),
14 CCR §15301**

- The project is a change of tenancy within an existing building — minor interior improvements only, with no ground disturbance or expansion of building area
- No change in use intensity is proposed compared to the prior retail tenancy
- No unusual circumstances exist, and none of the exceptions in CEQA Guidelines §15300.2 apply

Conclusion & Recommendation

- Consistent with the General Plan, Community Commercial zoning, and Conditional Use Permit findings under HMC §13-50.300
- Parking supply of 51 available spaces exceeds the 42-space minimum by 9 spaces
- Categorically exempt from CEQA review (Class 1 – Existing Facilities, 14 CCR §15301)
- Staff recommends that the Planning Commission consider and approve the resolution finding the project exempt pursuant to a Class 1 exemption and authorizing the operation of a general retail store (Dollar Tree) at 1560 Sycamore Avenue.