



STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of August 3, 2026

TO: Chair and Members of the Planning Commission

SUBMITTED BY: Timothy Rood, AICP, Community Development Director
Larissa Alchin, Contract Senior Planner

SUBJECT: Conditional Use Permit (CUP 26-02) for a Retail Store

APPLICANT: Dollar Tree Stores, Inc. – A&R Permits

LOCATION: 1560 Sycamore Avenue, Hercules, CA 94547 (APN: 407-020-035-9)

RECOMMENDED ACTION:

Staff recommends that the Planning Commission open the continued public hearing, ask questions of staff or the applicant team, receive comments from the public and interested parties, find that the project is categorically exempt from CEQA review pursuant to Class 1 (Existing Facilities), California Code of Regulations, Title 14, Section 15301, and approve Conditional Use Permit (CUP) 26-02, authorizing the operation of a general retail store (Dollar Tree) at 1560 Sycamore Avenue, as proposed and modified by the Conditions of Approval (Attachment 3).

BACKGROUND

The Planning Commission opened a public hearing on the subject approvals at its regular meeting on July 20, 2026. At that hearing, the Commission received the staff report and project presentation and heard public testimony, but continued the item to the August 3, 2026 meeting, in order to allow a representative of Dollar Tree Stores, Inc. to respond to the Commission's questions. The questions from the Planning Commission included Dollar Tree's operational model, compatibility with the Sycamore Avenue corridor, security and safety concerns, proposed site improvements, the plan for other Dollar Tree stores in close proximity to Hercules and how the merchandise mix is determined for individual stores. The Applicant has provided a response letter, dated 7-30-26, and included as Attachment 5.

No changes to the project description, analysis, or recommended Conditions of Approval have been made since the July 20, 2026, hearing. The full staff report, draft Resolution,

Conditions of Approval, and supporting exhibits (site plan, floor plans, Statement of Operations, and parking exhibit) prepared for the July 20, 2026, public hearing remain applicable and are incorporated herein by reference.

ATTACHMENTS:

Attachment 1 – Draft Resolution of Approval (CUP 26-02)

- Exhibit A – Conditions of Approval
- Exhibit B – Project Exhibits

Attachment 2 – Staff Report (Presented at 7/20 Planning Commission Meeting)

Attachment 3 – Conditions of Approval

Attachment 4 – Project Exhibits:

- Statement of Operations
- Site Plan
- Floor Plans
- Parking Exhibit

Attachment 5 – Dollar Tree Letter to Planning Commission dated 7-30-26

Staff Presentation (Presented at 7/20 Planning Commission Meeting)

Applicant Presentation