



**CITY OF CARSON COMMUNITY DEVELOPMENT DIRECTOR NOTICE
OF ACTION
PHASE 1 ZONE CODE SECT. 9412.6**

**Minor Condition Use Permit (CUP) No. 08-25
Development and Site Plan Review (DOR) No. 15-25**

July 24, 2025

The City of Carson Community Development Department is issuing a Notice of Action, to inform all relevant parties of a decision regarding applications (CUP-08-25 and DOR-15-25) pertaining to the property located at 20377 Avalon Blvd. Carson, CA 90046.

The Director of Community Development, acting as the Approval Authority under the Carson Municipal Code, with the concurrence of the City Manager's Office, have reviewed the application for redevelopment of a former Pizza Hut restaurant site with construction of a new 1,025-square-foot Dutch Bros. Coffee drive-through building, and parking, landscape and site improvements. This review also includes consideration of an exception to reduce the southerly landscape buffer by 15%. The Phase 1 Zoning Code Section 9419.2 allows up to 20%.

The decision on this application is as follows: **the Minor Conditional Use Permit and Development and Site Plan Review have been conditionally approved**. Project details are available for view at the Planning Division located at City Hall (701 E. Carson Street) and on the Planning Division's What's Happening in Development webpage [What's Happening in Development](#).

This Notice of Action is being transmitted in accordance with Section 9412.6 of the Carson Zoning Code. Copies of this statement is being sent via first-class mail to:

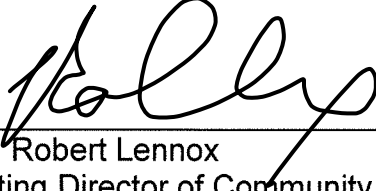
- The applicant at the address provided on the application
- The property owner, if other than the applicant, to the address shown on the latest equalized assessment roll.
- The occupant of the subject property if any other than the applicant to the address of the subject property.
- Any person or group who has filed a written request for notice regarding this specific application with the Director or City Clerk and has paid any required fee that the City Council has adopted to provide such service.

Additionally, the Planning Commission and City Council have been notified via their official email addresses.


This decision is subject to an appeal period. Any interested party may file a written appeal within Ten (10) calendar days from the date of this Notice of Action. The appeal period ends at 6:00 PM on August 3, 2025. Appeals must be submitted in writing, accompanied by payment of the appeal fee, to the City Clerk at the City Clerk's Office, 701 E Carson St. Carson, CA 90045, in accordance with the appeal procedures outlined by Carson Municipal Code. This decision will not take effect until the appeal period has concluded, provided no appeal has been filed. If an appeal is filed, a Public Hearing will be held by the Planning Commission to determine if the Director's Decision will be upheld or overturned.

Please contact the Planning Division at (310)-952-1761 or email planning@carsonca.gov if you have any questions.

DATED: This 24th day of July 2025



Dr. Robert Lennox
Acting Director of Community Development



David C. Roberts
Concurrence of City Manager's Office

Attachments:

- 1) Conditions of Approval
- 2) Site Plan
- 3) Colored Elevations
- 4) Preliminary Landscape Plans
- 5) Trash Enclosure Elevations
- 6) Trip Generation Memo
- 7) Parking Justification Letter
- 8) Waste Resources Will Serve Letter