



December 25, 2025

NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, January 27, 2026 at 7:00 p.m.

The meeting will take place in accordance with Government Code § 549539(e) et seq (AB 361) and pursuant to Resolution No. 2022-58, adopted by the City Council on October 18, 2022, and as renewed by subsequent resolution(s) thereafter. The regular meeting of the Planning Commission will be conducted through a hybrid combination of in-person and/or all virtual attendance of the Planning Commission and invited staff at Hesse Park, McTaggart Hall, 29301 Hawthorne Boulevard and via teleconference using the Zoom platform and broadcast live on the City's website at rpvca.gov/agendas and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

APPEAL OF A HEIGHT VARIATION AND SITE PLAN REVIEW (CASE NO. PLHV2024-0007)

On October 16, 2025, the Director of Community Development conditionally approved a Height Variation Permit and Site Plan Review application allowing the Applicant to construct a 720 ft² second-story addition and 263 ft² roof deck to the existing 2,467 ft² single-story residence for a new total structure size of 3,187 ft² (garage included), along with ancillary site improvements. A timely appeal of the approved application was filed by an interested party.

The proposed addition will measure 21.75 feet, as measured from the lowest finished grade covered by structure (elev. 278.51 feet) to the highest roof ridgeline (elev. 300.26 feet); and a height of 21.00 feet as measured from the highest elevation of the existing grade covered by the structure (elev. 279.26 feet) to the highest roof ridgeline (elev. 300.26 feet)

LOCATION: 7355 BERRY HILL DRIVE

APPLICANT: NEVERT GUIRGIS

PROPERTY OWNERS: HANY & CAROL FRANCIS

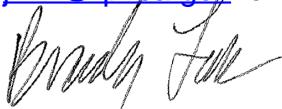
Staff has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and determined that the proposed project is exempt from CEQA, pursuant to Article 19, Section 15301 (Existing Facilities).

If you have any comments or concerns about the proposed project, please communicate those

thoughts in writing to Associate Planner, Jeffrey Kim, by noon on Tuesday, January 20, 2026. By doing so, you will ensure that your comments are taken into consideration for the staff analysis of the proposed project. Written comments submitted after noon on Tuesday, January 20, 2026, will be given to the Planning Commission on the night of the meeting. Please note that written materials, including emails, submitted to the City are public records and may be posted on the City's website. Accordingly, you may wish to omit personal information from your written materials as it may become part of the public record. In addition, this virtual City meeting will be televised and can be accessed through the City's website.

If you would like the opportunity to discuss or review the project plans and/or appeal filing, the information is on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review from 7:30 a.m. to 5:30 p.m. Monday through Thursday, and from 7:30 a.m. to 4:30 p.m. Friday.

The final staff report will be available on the City's website, <https://www.rpvca.gov/772/City-Meeting-Video-and-Agendas>, on Thursday, January 22, 2026, under "Planning Commission Agenda". If you have any questions, please contact Jeffrey Kim at (310) 544-5390 or via email at jkim@rpvca.gov for further information.



Brandy Forbes, AICP
Director of Community Development

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

PLEASE PUBLISH IN THE PENINSULA NEWS ON THURSDAY, DECEMBER 25, 2025.