



January 15, 2026

**NOTICE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Rancho Palos Verdes will conduct a public hearing on Tuesday, February 3, 2026 at 7:00 PM at Hesse Park Community Building, 29301 Hawthorne Boulevard, Rancho Palos Verdes to consider the following:

**Report of All Abatement Work and Costs Associated with the Abatement of the Public Nuisance, and Confirmation of the Proposed Special Assessment on the Property, Located at: 4361 Exultant Drive, Rancho Palos Verdes, CA 90275 (APN: 7564-004-026 (Case No. CBLD2023-0158):** Pursuant to Rancho Palos Verdes Municipal Code (RPVMC) § 8.24.130 ("Hearing on Proposed Assessment"), a hearing of the City Council shall be held to consider the report of the Code Enforcement Officer and any protests filed with the City Clerk regarding the City's abatement of substandard, unsafe and hazardous structures on the property in violation of California Building Code § 116, as adopted by RPVMC § 15.04.010, and to confirm the proposed special assessment of the City's costs, in the amount of \$151,056.18, to recover all costs associated with the abatement.

Pursuant to Government Code § 38773.5, the property may be sold after three years by the tax collector for unpaid special assessments.

**LOCATION: 4361 Exultant Drive (APN: 7564-004-026)**

**PROPERTY**

**OWNER:** **M. Joel D. Hoffman, CEO,  
Rehabbers Financial, Inc.  
d/b/a Aztec Financial, Inc.**

Pursuant to RPVMC § 8.24.120(B), any interested person may file a written protest with the City Clerk any time prior to the hearing on Tuesday, February 3, 2026. Each such protest shall contain a description of the property in which the person signing the protest is interested and the grounds of such protest. The City Clerk shall endorse on every such protest the date and time of filing, and shall present such protest to the City Council at the time of the hearing. Accordingly, you may wish to omit personal information from your written protest as it may become part of the public record.

The final staff report will be available on the City's website, <https://www.rpvca.gov/772/City-Meeting-Video-and-Agendas>, on Tuesday, January 27, 2026, under "City Council Agenda". If you have any questions regarding this notice, please contact Octavio Silva, Deputy Director of Community Development, at (310) 544-5234 or via email at [octavios@rpvca.gov](mailto:octavios@rpvca.gov).



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, JANUARY 15, 2026**