



January 22, 2026

**NOTICE**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rancho Palos Verdes will conduct a public hearing on February 24, 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](http://rpvca.gov/agendas) and on PVPtv channels Cox 35 and Frontier FiOS 39. The Planning Commission will consider the following proposed project:

**REVISION TO A HEIGHT VARIATION PERMIT AND SITE PLAN REVIEW (CASE NO. PLRV2025-0006)** – A request for the following improvements:

- Revise a Planning Commission-approved Height Variation Permit and Site Plan Review (Case No. PLHV2022-0002) to construct an additional 92 ft<sup>2</sup> second-story addition to an existing two-story residence for a new total structure size of 3,669 ft<sup>2</sup> (garage included) along with modifications to the previously approved roof pitch and second-story windows.

The proposed project will measure 26 feet, as measured from the lowest finished grade covered by structure (elev. 99.00 feet) to the highest roof ridgeline (elev. 125.00 feet); and a height of 22.2 feet as measured from the highest elevation of the existing grade covered by the structure (102.8 feet) to the highest roof ridgeline (elev. 125.00 feet).

**LOCATION:** **28621 MOUNT HOOD COURT**

**APPLICANT/**  
**LANDOWNER:** **MARK ZAKY**

This project is categorically exempt pursuant to California Environmental Quality Act, Section 15301 (Existing Facilities).

The Height Variation procedure is for the construction of additions to existing residential structures taller than 16 feet, but not to exceed the maximum height of 26 feet when measured as defined in Section 17.020.040 of the Municipal Code (as amended by Proposition M). The City's primary concerns in reviewing a Height Variation Permit are the impact of the structure on the views from neighboring properties and from public areas, its cumulative impact on the affected properties, and compatibility of the proposed structure with existing surrounding uses (see Municipal Code Section 17.02.040). RPVMC Section 17.02.030.B requires a finding of "Neighborhood

Compatibility" for the proposed first and second story additions. In making such a finding, the City will review the proposed project relative to the following criteria for the immediate neighborhood: 1) scale of surrounding residences; 2) architectural style and materials; and 3) front, side, and rear yard setbacks.

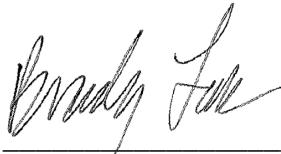
All interested parties are invited to submit written comments and to attend and give testimony. If you have any comments or concerns about the appeal or proposed project, please communicate those thoughts in writing to Associate Planner, Jeffrey Kim by noon on Tuesday, February 17, 2026. Any correspondence submitted after Tuesday, February 17, 2026, will be considered as late correspondence and will be given to the Planning Commission on the night of the meeting. Written materials, including emails, submitted to the City are public records and may be posted on the City's website.

If you would like the opportunity to review the application package and the proposed plans, they are on file in the Community Development Department at 30940 Hawthorne Boulevard, Rancho Palos Verdes, and are available for review by appointment 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.

If you challenge the requested Height Variation Permit and Site Plan Review applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

The final staff report will be available on the City's website, <https://ca-ranchopalosverdes2.civicplus.com/772/City-Meeting-Video-and-Agendas>, on Thursday, February 19, 2026 under Planning Commission Agenda.

If you have any questions regarding this application or to view the project plans, please contact Jeffrey Kim at (310) 544-5390 or via email at [jkim@rpvca.gov](mailto:jkim@rpvca.gov).



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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 22, 2026.**