

**MINUTES OF MEETING
PROJECT REVIEW COMMITTEE
of the
PENINSULA COMMUNITY PLANNING BOARD**

Tuesday, May 5, 2026
6:00 PM
Meeting held online via Microsoft Teams

ATTENDANCE

Members Present: 5 (quorum present)

Lawrence “Cliff” Graham, Chair
Andrew Hollingworth
Joseph Holasek
Sam Laub
Christine Smith

Members Absent:

Mark Krencik (regrets submitted in advance)
PJ Lucca
Dee Brown

Applicant Representative: Thomas Quaas, AVR P Studios

PARLIAMENTARY ITEMS

A. Call to Order

Chair Graham called the meeting to order at 6:00 PM. A quorum was established.

B. Approval of the Agenda

Agenda approved.

C. Approval of the Minutes

Minutes of the April 8, 2026 Project Review Committee meeting approved.

D. Non-Agenda Public Comment

None.

E. Chair’s Announcements

None.

ACTION ITEMS

1. PRJ-1146696 – Stich Residence, 4432 Algeciras Street

Applicant/Representative: Thomas Quaas, AVR Studio

Permit Requested: Coastal Development Permit (CDP)

Background: This item was continued from the April 8, 2026 meeting to comply with the Ralph M. Brown Act, as project exhibits had not been made available 72 hours in advance. Exhibits were received from the applicant on April 30, 2026 and posted to the PCPB website (www.pcpb.net/projectreview.html) on May 1, 2026, satisfying the noticing requirement.

Presentation: Mr. Quaas presented the project to the Committee and responded to questions from members.

Public Comment: None.

Motion: Recommend approval of PRJ-1146696 and forward the project to the full Peninsula Community Planning Board.

VOTE:

YES

Graham

Hollingworth

Holasek

Laub

Smith

NO

None

Motion carried 5-0. The project will be forwarded to the full PCPB Board.

ADJOURNMENT

There being no further business, Chair Graham adjourned the meeting.

Respectfully submitted,

Cliff Graham, Chair
PCPB Project Review Committee
lawrence.graham1@gmail.com

For more information, visit: www.pcpb.net