

# Statement of Qualifications

2015

SUZANNE ELLEDGE  
*PLANNING & PERMITTING SERVICES, INC.*  
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**Suzanne Elledge PLANNING & PERMITTING SERVICES, INC.** has provided professional planning, land use consultation, permit processing, and project management services to a wide variety of public and private sector clientele throughout Santa Barbara County since 1994.

Our firm is widely recognized for taking a creative and respectful approach to guiding projects through the public review and entitlement process. We have extensive experience representing a diverse range of residential, institutional, and commercial projects and we have earned a reputation for successfully integrating the objectives of our clients with the community's planning policies.

Our professional staff provides unsurpassed quality of service at competitive rates. Our enthusiasm for facilitating successful permit acquisition and our reputation for providing superior, personalized service have been leading factors in our steady growth over the past 20+ years.

In addition to the expertise provided by our own staff, we have an excellent working relationship with dozens of public sector employees and an extensive network of professionals in the fields of engineering, surveying, architecture, landscape architecture, and environmental consultation.



## SERVICES OFFERED

Suzanne Elledge **PLANNING & PERMITTING SERVICES, INC.** provides full-service support through the entitlement process from project concept through approval, which includes the following:

### Land Use Consultation

- Preparation of feasibility studies
- Identification of permit requirements, estimated costs and entitlement timelines
- Identification of project constraints and opportunities
- Real property due diligence research and report preparation

### Permit Processing (Local, State and Federal)

- Preparation of application submittal packages
- Coordination with public agency staff, review committees and decision makers
- Facilitation of review process
- Project representation at decision-maker hearings
- Coordination of utility company and service district approvals
- Coordination of Caltrans, Department of Fish & Wildlife, Army Corps of Engineers, Regional Water Quality Control Board and other regulatory agency approvals
- Permit acquisition (land use, coastal development, Coastal Commission, demolition, grading, building and construction, etc.)
- Annexations

### Project Management

- Entitlement process scheduling and cost estimates
- Public agency coordination and liaison
- Project team/consultant management
- Public relations – community outreach, neighborhood meetings & project support campaigns
- Permit & condition compliance
- Mitigation monitoring

### Notary Public

## SELECT PROJECT LIST 1994-2015

The associates of **Suzanne Elledge PLANNING & PERMITTING SERVICES, INC.** have provided expertise to an extensive variety of projects, a representative selection of which are listed below:

### DEVELOPMENT PLANS

- ATK Space Systems
- Bridlewood Estate Winery
- Cabrillo Plaza Hotel
- Children's Museum of Santa Barbara (Moxi)
- Coral Casino Historic Rehabilitation
- El Encanto
- Elings Park
- Fairview Corporate Center
- Fess Parker Winery & Vineyard
- Four Seasons Biltmore Hotel Master Plan
- Goleta Valley Cottage Hospital
- Lagunitas Office Park
- Mentor Corporation
- Miramar Hotel Restoration & Remodel (2000 - Ian Schragger plan)
- Montessori Center School
- Orcutt Village Marketplace
- Residential Estates in Montecito
- Rincon Palms Hotel
- Rusack Vineyards
- QAD - Research and Development Campus
- San Ysidro Pharmacy Commercial Development
- San Ysidro Ranch
- Santa Barbara Campus Center
- Santa Barbara Cottage Hospital
- Santa Barbara Museum of Art
- Santa Barbara Museum of Natural History
- Sumida Gardens
- The Preserve at San Marcos
- Willow Springs Affordable Housing
- Yardi Systems, Inc.

□ **CONDITIONAL USE PERMITS**

- Adizes Graduate Institute
- Alisal Public Golf Course
- All Saints by the Sea
- Cate School
- Crane Country Day School
- First Solar
- Gibraltar Peak
- Laguna Blanca School Master Plan
- Marymount School of Santa Barbara
- Montecito Covenant Church
- Montecito Country Club
- Music Academy of the West
- OSR Produce Cooler Facility
- Pacific Bell Mobile Services
- Pacifica Graduate Institute
- Rancho San Augustine
- Rancho San Marcos Golf Course
- Storyteller Children's Center
- Santa Barbara Bowl Box Office
- Visiting Nurse and Hospice Care of Santa Barbara
- Westmont College Master Plan

□ **SUBDIVISIONS & LOT LINE ADJUSTMENTS**

- Blickley Lot Split (Goleta)
- Bolthouse LLA (Cuyama)
- Campus Pointe Tract Map (Goleta)
- Castro Lot Split (Goleta)
- Danielson Vesting Parcel Map (Montecito)
- Douglas Lot Line Adjustment (Montecito)
- El Paseo (Santa Barbara)
- FBK Mixed Use Condominiums (Santa Barbara)
- Hennigan Lot Line Adjustment (Santa Ynez)
- Jetté Lot Split (Goleta)
- Jordano's LLA (Goleta)
- Mecay/Hotchkiss/County Lot Line Adjustment (Summerland)
- Mountain Drive Lot Line Adjustment (Montecito)
- Ocean Meadows Residences and Golf Course (Goleta)
- Orcutt Village Marketplace (Orcutt)
- Park Hill Estates (Goleta)
- Preserve at San Marcos (Goleta)
- Saarloos and Sons LLA (Los Olivos)

- **SUBDIVISIONS & LOT LINE ADJUSTMENTS CONT...**
  - Rancho Real Vineyard (near Orcutt)
  - Santa Barbara Corporate Center (Goleta)
  - South Hope Mixed Use Condominiums (Santa Barbara)
  - Sullivan Goss Books & Prints ( Santa Barbara)
  - Terrence Villas Tract Map (Santa Maria)
  - Thompson Tract Map (Goleta)

- **CONDITION COMPLIANCE**
  - Calle Real Shopping Center Remodel
  - Castilian Technical Center, Phase I – Phase IV
  - Cross Creek Ranch
  - Oak Creek Canyon Ranch
  - Pacific Glen Homes
  - Rancho San Marcos Golf Course
  - Storke Hollister Research Park
  - Sumida Gardens
  - Vintage Ranch
  - Willow Springs, Willow Springs II

- **MITIGATION MONITORING (City of Santa Barbara)**
  - Carrillo Hills
  - Carrillo Hotel
  - Commercial Building, 4050 Calle Real
  - El Encanto
  - El Patio Garden Apartments
  - Foothill Centre/Sansum Clinic
  - Greenwell Acres
  - Harborview Inn
  - Manitou Lane Residential Project
  - Medical Office Building, 3025 De La Vina
  - Miramonte Villas
  - Montecito Country Club
  - Ontare Hills Subdivision
  - Riviera Park
  - Santa Barbara Cottage Hospital
  - Santa Barbara Zoological Gardens
  - Valle Verde Retirement Community
  - Via Encanto
  - Visiting Nurse & Hospice Care of Santa Barbara

□ **PUBLIC AGENCY PROJECTS**

- City of Goleta (Ellwood Mesa Bluffs Trail)
- City of Goleta Kellogg Park
- City of Goleta professional contract services for Advance Planning Department
- City of Santa Barbara Parks & Recreation Department (Franceschi House Study)
- City of Santa Barbara Public Works Department (Department of Fish & Game – Memorandum of Understanding for bridge repair & maintenance projects)
- City of Santa Barbara Public Works Department Lower Eastside Industrial Area Street Improvement Project
- City of Solvang (New water well, culvert replacement and connection to State Water Project)
- Goleta West Sanitary District (Special Use Permit for vegetation clearance of district easements; various maintenance and repair projects)
- Goleta Sanitary District (state & federal permits for reclaimed water pipeline construction)

□ **EMERGENCY PROJECTS**

- City of Santa Barbara Public Works Department Emergency Permits for Sewerline Repair in Mission Creek and Laguna Channel Clearing Project
- Sycamore Canyon Landslide Repair



**PARTIAL LIST OF CLIENTS  
1994-2015**

- Antioch University
- Caird Family / Por la Mar Nursery
- Cate School
- Children's Museum of Santa Barbara, MOXI
- City of Goleta – Advance Planning Department
- City of Santa Barbara – Public Works Department
- Cottage Health Systems
- Crane Country Day School
- Daketta Pacific
- Direct Relief
- Ensemble Theater
- First Solar, Inc.
- Richard Gunner
- Pete Jordano
- Laguna Blanca School
- Land Trust for Santa Barbara County
- Marymount of Santa Barbara
- Montessori Center School
- Music Academy of the West
- Orient Express
- Pacifica Graduate Institute
- Saarloos and Sons
- Sansum Clinic
- Santa Barbara Bowl Foundation
- Santa Barbara Museum of Art
- Santa Barbara Museum of Natural History
- Santa Barbara Trails Council
- Santa Barbara Trust for Historic Preservation
- Sonos
- Telsa
- The Towbes Group, Inc.
- Ty Warner Hotels and Resorts, LLC.
- Westmont College
- Wright & Company

## CLIENT REFERENCES

- Mr. Luke Swetland  
*Santa Barbara Museum of Natural History*  
(805) 687-4211 x101
  
- Mr. Craig Zimmerman  
*The Towbes Group*  
(805) 962-2121
  
- Ms. Koryn Kendall  
*First Solar, Inc.*  
(415) 935-2522
  
- Mr. Randy Jones  
*Westmont College*  
(805) 565-6172
  
- Mr. Bill Medel  
*Ty Warner Hotels and Resorts, LLC.*  
(805) 695-8887
  
- Mr. Ron Werft/Mr. Ron Biscaro  
*Cottage Hospital*  
(805) 569-7290/(805) 569-7238/(805) 569-7358
  
- Mr. Ken Radtkey  
*Blackbird Architects*  
(805) 957-1315



## SUZANNE ELLEDGE

### President and Principal Planner

Since 1986, Ms. Elledge has been representing her clients as an effective liaison successfully guiding applications through the development review process and facilitating project approval.

Ms. Elledge founded **SEPPS** as a sole proprietor in 1994 and presided over its steady growth and incorporation in 2005. Today, **SEPPS** is widely recognized as the leading land use consulting firm in Santa Barbara with an impressive list of satisfied clients and approved projects that make positive contributions to the Santa Barbara region.

Ms. Elledge has managed the entitlement process for a wide variety of projects and over the years has developed a special expertise representing local community institutions such as the Music Academy of the West, Marymount School, Santa Barbara and Goleta Valley Cottage Hospitals, Crane School, the Santa Barbara Museum of Natural History, and several historic hotels including the Miramar, Four Seasons Biltmore, and San Ysidro Ranch.

#### EDUCATION:

Bachelor of Arts, Political Science,  
Public Service Emphasis, with Honors  
University of California, Santa Barbara

#### AFFILIATIONS:

UCCE Master Gardener Certificate Program  
(2015)

Board of Directors  
UCSB Economic Forecast Project  
(2005-present; Chair 2012-2014)

Planned Parenthood Action Fund  
(2005-2008)

Santa Barbara Bowl  
Board of Directors (2001-2003)

Santa Barbara Chamber of Commerce  
Board of Directors (1991-1994)

#### INTERESTS:

Suzanne appreciates the bounty of living in Santa Barbara and enjoys cooking, writing, gardening, wine tasting, oil painting, attending the film festival, and sharing it all with her family and friends.

#### RECENT ASSIGNMENTS AND PROJECT ROLE:

##### Santa Barbara Cottage Hospital

Santa Barbara Cottage Hospital is the largest project in Santa Barbara's history in both floor area (500,000 square feet of new construction with a total area of more than 700,000 square feet) and construction cost (more than \$450 million at the time it was approved). Ms. Elledge managed the entitlement process with an outstanding group of hospital administrators, architects, engineers, and other technical consultants. The process was a well-coordinated and collaborative effort with City staff and the community and was approved in an expeditious manner enabling the hospital to meet State mandated time frames for completing construction.

##### Santa Barbara Museum of Natural History

Ms. Elledge has been a proud representative of this nearly 100-year old, beloved institution in its Master Plan and Updated Conditional Use Permit processes since 2007. A proposed renovation project was approved in March 2015 by City Council. In addition to revitalizing its campus and improving ADA access, the project proposes to annex a 5-acre woodland into the City maintaining public trails and implementing a habitat restoration plan.

##### Direct Relief

Direct Relief, founded in Santa Barbara in 1948, is among the world's largest nonprofit humanitarian aid organizations and is apolitical, secular in character, and privately funded. Over the past decade, Direct Relief has established the nation's largest charitable medicines program which serves as a critical resource in local, state and national emergencies. The mission of Direct Relief is to improve the health and lives of people affected by poverty of emergency situations by mobilizing and providing essential medical resources needed for their care.

The project proposes to construct a 100,000 square foot warehouse structure with an attached two-story 25,000 square foot administrative office building and a 30,000 square foot warehouse expansion area on a parcel located at the Santa Barbara Airport. Ms. Elledge has spearheaded the facilitation and guidance to Direct Relief in its Development Plan application currently being processed in the City of Santa Barbara.

#### WORK EXPERIENCE:

Prior to establishing **SEPPS**, Suzanne was the Senior Public Agency Coordinator with Penfield & Smith Engineers (now Stantec) for eight years (1986 - 1994) where she was responsible for coordinating regulatory approvals and permits for the company's land development projects.



## LAUREL F. PEREZ, AICP Vice President and Principal Planner

Ms. Perez joined **SEPPS** in May of 1997, and has been a Principal Planner and Partner in the company since 2005, specializing in planning and project management within the County and Cities of Santa Barbara and Goleta, including public agency coordination, project representation, permit processing, and environmental review. Most of Ms. Perez's projects require environmental analysis, including EIRs and many projects require significant community interaction including coordination of public workshops.

### EDUCATION:

Bachelor of Arts, Environmental Studies,  
Urban Planning Emphasis,  
University of California, Santa Barbara

### AWARDS:

2011 Barry Siegel Award Presented by  
COAST to the Mesa Architects

### AFFILIATIONS:

American Planning Association  
  
Mesa Architects

### CERTIFICATIONS:

American Institute of Certified Planners  
(AICP)

### INTERESTS:

Laurel enjoys outdoor activities with her family including camping, hiking, beach days, and traveling.

### RECENT ASSIGNMENTS AND PROJECT ROLE:

#### Cuyama Solar Array

Ms. Perez managed the First Solar entitlement process for a 40 Megawatt Solar PV Power-generating facility proposed in Cuyama Valle. This project is likely to be Santa Barbara County's first and possibly only utility-scale solar energy facility. The project received Board of Supervisors' unanimous approval in 2014 and final construction permits are in process.

#### Rincon Palms Hotel and Conference Center

This project achieved unanimous approval by the Goleta City Council in 2013. The approval superceded a previous hotel project also represented by Principal Perez.

#### Tajiguas Landfill Resource Recovery Project

The goal of this project is to establish a long term plan for the disposal of our community's waste and significantly increase recovery of recyclable materials. Perez and her project team are working with the selected vendor to help navigate the project through a complex, multi-jurisdictional approval process currently underway.

### WORK EXPERIENCE:

Prior to joining **SEPPS**, Ms. Perez worked for JM Consulting Group for three years as a Senior Planner. Before working in the private sector, Laurel obtained nearly five years of planning experience with the County of Santa Barbara Planning Department; reviewing development proposals, prepared staff reports, presented projects to the Planning Commission and Board of Supervisors, and managed South County permit compliance projects.



## STEVE WELTON, AICP Senior Planner

Mr. Welton has been involved in private and public planning since 1994 joining **SEPPS** in January of 2002; his background in project management benefits both the smaller scale residential projects as well as the larger institutional projects, which require extensive interdisciplinary team coordination.

### RECENT ASSIGNMENTS AND PROJECT ROLE:

Mr. Welton is currently involved with multiple residential re-development projects as well as several institutional efforts.

#### Montecito County Club

In coordination with Ty Warner Hotels & Resorts & Nicklaus Design, Mr. Welton obtained approvals for a significant remodel of the golf course and historic clubhouse. The project includes review and approvals from the City of Santa Barbara, California Coastal Commission, California Department of Fish & Game and the Army Corps of Engineers.

#### Four Seasons Biltmore Hotel

Mr. Welton represented this historic hotel through a comprehensive remodel and complex permit process. Additionally, Steve represents the Coral Casino Beach Club associated with the hotel during their current entitlement efforts.

#### Casa Dorinda

Mr. Welton has managed the entitlement process for this retirement community's effort to permit an expansion of their independent living, memory care and skilled nursing facilities.

#### Estate Projects

Mr. Welton also continues to represent several prominent private, historic estates in Montecito and Hope Ranch in their efforts to secure permits for property improvements.

### WORK EXPERIENCE:

Prior to joining **SEPPS**, Mr. Welton served as a Contract Manager for JM Consulting Group, (JMCG) headquartered locally in Goleta. During Steve's tenure with JMCG, he led several regional deployments of national telecommunications infrastructure, and was responsible for planning, acquisition and construction management efforts on various multi-million dollar projects up and down the west coast from Western Washington to San Diego. In addition, he accrued several years of experience at the County of Santa Barbara, working within the Zoning Administration Division of the Planning & Development Department.

### EDUCATION:

Bachelor of Arts, Chemistry  
University of California, Santa Barbara

### AFFILIATIONS:

American Planning Association

Finance Officer for Central Coast APA

### CERTIFICATIONS:

American Institute of Certified Planners  
(AICP)

### INTERESTS:

Along with his wife Ann, a local veterinarian, Steve helps raise their daughter Claire. He is an avid card player and a member of the American Contract Bridge League, having achieved Life Master Status.



## TRISH ALLEN, AICP Senior Planner

Ms. Allen joined **SEPPS** in January of 2006 with extensive experience in zoning regulations, General Plan and coastal policy application, and environmental analysis. A collective 15 years of planning experience between public agency and private employment provides her with a broad and comprehensive perspective in approaching community development and land use matters and strategies. Specializations include planning and management of projects located within the City of Santa Barbara.

### EDUCATION:

Bachelor of Arts, Biology  
University of California, Santa Barbara

Coastal Zone Management  
UCSB Extension Course

### AFFILIATIONS:

American Planning Association

Association of Environmental Professionals

### CERTIFICATIONS:

American Institute of Certified Planners  
(AICP)

### INTERESTS:

Trish enjoys outdoor activities including hiking, gardening, and long walks on the beach. She is also a member of the Santa Barbara Blues Society as well as the Santa Barbara Historical Museum.

### RECENT ASSIGNMENTS AND PROJECT ROLES:

#### Santa Barbara Museum of Art

The SBMA renovation and seismic upgrade project presented a complex entitlement process which included multiple agencies and various City Department coordination which were successfully navigated. Not only is the structure historically significant, it is located in the cultural center of downtown Santa Barbara. Senior Planner Allen, served as the lead in guiding the project team through the City's development review process, facilitated preparation of the application materials, which involved several design review hearings of the City's Historic Landmarks Commission, City Council, and Planning Commission.

#### Santa Barbara Bowl Foundation – Box Office and Plaza Project

As project manager of the entitlement application for a Conditional Use Permit, Ms. Allen was responsible for ensuring the project's consistency with zoning regulations and General Plan policies, preparing the project description, reviewing technical studies, serving as the lead point of contact with public agency staff, and presenting the project to various decision making bodies to gain project approval.

#### Santa Barbara Children's Museum (MOXI)

Ms. Allen's managed the entitlement process for the Children's Museum of Santa Barbara that proposed a new building on a vacant lot in the City of Santa Barbara's Coastal Zone where creative solutions were developed by the team under Trish's leadership in order to resolve challenging issues to facilitate project approval. The Children's Museum will function as an important educational resource as well as a model for environmental sustainability.

### WORK EXPERIENCE:

Prior to working for **SEPPS**, Trish worked for the City of Santa Barbara Community Development Department, Planning Division for more than seven years. During this time, serving as staff to the Sign Committee and Architectural Board of Review; reviewing development proposals, managing project environmental analysis, preparing staff reports, and presenting projects to the Planning Commission, City Council, and various committees and advisory boards.



## STEVE FORT, AICP Senior Planner

Mr. Fort joined **SEPPS** in May of 2008 and brings a diverse background of public and private sector land use planning and construction management experience. He is proactively managing a variety of entitlements including institutional, commercial and residential projects as well as lot line adjustment and parcel map projects.

### RECENT ASSIGNMENTS AND PROJECT ROLES:

#### Foothill Centre

Mr. Fort served as the primary contact in assisting The Towbes Group, Inc. to process approval of a 60,000 square foot medical clinic in the City of Santa Barbara, CA. The project involved approval of an annexation to the City of Santa Barbara, General Plan and Zoning Amendments, and a Development Plan.

#### Bridlewood Winery

Senior Planner Fort is managing the entitlement process to revise the Development Plan for this 40-acre 45,000 square foot winery in the Santa Ynez Valley. The project includes site work, renovations, new construction, operational changes and infrastructure improvements.

#### Land Use and Subdivision Feasibility Analyses:

Mr. Fort has recently developed a Land Use Regulation and Policy Analysis for the owner of a large land holding in Southern Santa Barbara County and a subdivision Feasibility Analysis for owners of a 9,000 acre ranch in Northern Santa Barbara County.

#### Oak Creek Canyon Estate Residential Project

This project required facilitating the approval of a Development Plan for a 5,000 square foot estate located on a severely constrained hillside in Montecito.

#### San Ysidro Pharmacy Retail Center

Mr. Fort managed the successful approval of a Development Plan by the County of Santa Barbara for significant renovations to this neighborhood commercial center located in the heart of Montecito's Upper Village.

### WORK EXPERIENCE:

Prior to joining **SEPPS**, Steve was a Project Manager with TynanGroup in Santa Barbara managing construction projects for commercial and luxury hospitality clients. Steve was also employed as a Project Manager with Ty Warner Hotels & Resorts, LLC where he worked on renovations at San Ysidro Ranch. Mr. Fort's experience in Land Use Planning began in upstate New York where he was employed for eight years as a Planner with the Jefferson County Development of Planning.

### EDUCATION:

Master of Arts, Urban and Regional Planning,  
Virginia Polytechnic Institute and State University

Bachelor of Arts, Environmental Design,  
State University of New York at Buffalo

### AFFILIATIONS:

American Planning Association

Coastal Housing Coalition, Board of Directors  
(2014-present)

Santa Barbara Creeks Restoration/Water  
Quality Improvement Advisory Committee (2003  
– 2004)

Village of Sackets Harbor Planning Board,  
Sackets Harbor, New York  
(1997-1999)

### CERTIFICATIONS:

American Institute of Certified Planners (AICP)

### INTERESTS:

Steve has been playing guitar for 40 years and enjoys performing and recording as a singer/songwriter.

## HEIDI JONES, AICP Associate Planner



Ms. Jones joined **SEPPS** in March of 2001 and specializes in the preparation of zoning and constraints reports for property due diligence efforts, managing project application packages for planning and building permits, and preparing mitigation monitoring reports. Additional responsibilities consist of guiding various types of projects through the permit process, coordinating map recordations, managing land use permit acquisition, post-entitlement compliance, and frequent interface with local public agencies including the County of Santa Barbara, City of Santa Barbara, and the City of Goleta.

### EDUCATION:

Bachelor of Art, Geography, Urban Planning Emphasis, University of California, Santa Barbara

UCSB Sustainable Indicators Project Contributor, 2000

Associates of Arts, Geology Emphasis, Ventura County Community College

### AFFILIATIONS:

City of Goleta Parks & Recreation Commissioner (term 2015-2017)

American Planning Association (APA)

Mission Heritage Trail Association Non-Profit Citizens Group

### CERTIFICATIONS:

American Institute of Certified Planners (AICP)

### INTERESTS:

When not working, Ms. Jones enjoys gardening and playing with her two daughters.

### RECENT ASSIGNMENTS AND PROJECT ROLES:

#### Cate School Master Plan

Ms. Jones is managing the entitlement process for Cate School in its Master Plan/CUP Revision project. Ms. Jones is engaged to lead team management, preparation of application packages, public agency coordination and correspondence.

#### Santa Inés Mission Hills

The goal of this project is to aid the Santa Barbara Trust for Historic Preservation to create a State Park in the City of Solvang. Project partnership entails team management of drafting the Interim Use Guideline document, coordinating with public agencies and assisting with the associated State I.U.G. adoption process.

#### Mission Heritage Trail Association

Heidi is a participant in this grass roots-citizens working group since its formation in 2010. The group is composed of governmental, institutional, neighborhood associations, and private property stakeholders who are interested in improving the pedestrian circulation across Mission Creek Bridge at the lower end of Mission Canyon. This group is dedicated to public safety and enjoyment of one of Santa Barbara's most historic neighborhoods and recently became a 4013(c) Non-Profit.

#### Cuyama Solar Array

Heidi vitally supports Principal Planner Laurel Perez in the condition compliance effort for the approved Solar Array Project in the Cuyama Valley. This exciting project will likely be Santa Barbara County's only large-scale utility solar project, ultimately providing electricity to more than 13,000 households.

### WORK EXPERIENCE:

Prior to working for **SEPPS**, Heidi worked for Southern California Edison in the Public Affairs office and the Planning Division where she was inspired to focus on Urban Planning and development.





## MARUJA CLENSAY Associate Planner

Ms. Clensay joined **SEPPS** in August of 2007 and currently conducts in-depth zoning and constraints research, preparation of project application packages, mitigation monitoring reports, public outreach facilitation, and is involved in a variety of other **SEPPS** projects. Ms. Clensay frequently interfaces with local public agencies and has an excellent working relationship with the County of Santa Barbara, the City of Santa Barbara, and the City of Goleta. Ms. Clensay also provides our clientele with notary public services.

### EDUCATION:

Master's in Community & Regional Planning,  
Community Organizing Emphasis,  
University of New Mexico, Albuquerque

Master of Arts in Latin American Studies,  
Community & Regional Planning and Gender  
Studies Emphases,  
University of New Mexico, Albuquerque

Bachelor of Arts, Latin American  
& Latino Studies,  
Political Science Emphasis,  
University of California, Santa Cruz

### AWARDS:

New Mexico Scholar's Award

University of New Mexico's  
"Community Builder" Award

University of New Mexico's  
"Service to a Wider Community" Award

### AFFILIATIONS:

American Planning Association

Fairview Gardens, Board of Trustees

### INTERESTS:

Maruja enjoys biking, camping, gardening,  
hiking and playing with her family.

### RECENT ASSIGNMENTS AND PROJECT ROLES:

#### Parcel and Tract Maps

Ms. Clensay is the project manager of multiple subdivision projects throughout the County of Santa Barbara. Some responsibilities include: project application and submittals, coordination with public agencies, and project representation through the planning process up to map recordation.

#### Beach City Housing Proposal

Ms. Clensay is assisting Principal Planner Laurel Perez with the Beach City Housing project, which is located in the City of Santa Barbara and bounded on both the east and west sides by Santa Barbara City College. This important community project provides a unique opportunity to provide student housing at the "heart" of the campus where it is needed most and to reduce commuter traffic trips on local streets and intersections. The project utilizes existing apartment buildings and proposes new buildings at the site to help meet the student housing demand, resulting in a dynamic, safe environment for our community college students. Maruja provides project management, public agency coordination, application submittal preparation, and overall assistance with this energy-efficient and exciting housing project.

#### City of Goleta – Advance Planning Department

Ms. Clensay has been a Contract Planner to the City of Goleta's Advance Planning Department since February 2012. Her responsibilities are diverse and include the preparation of long-range planning documents (e.g. Energy Efficiency Action Plan, the Community Wildfire Prevention Plan, and the Climate Action Plan), public outreach coordination, as well as coordination with State and Federal agencies (e.g. the Department of Finance and the U.S. Department of Housing and Urban Development). Maruja has also assisted the City with the creation of their new zoning code.

### WORK EXPERIENCE:

Prior to working for **SEPPS**, Maruja served as a Planning Facilitator at the Resource Center for Raza Planning- an academic planning network that worked on a variety of community based planning projects in Albuquerque, New Mexico. This experience greatly contributed to her current level of expertise in public and community outreach, workshop/charrette facilitation, public speaking, and bilingual communication.



## IDA PACIANO Senior Public Agency Coordinator

Ms. Paciano joined **SEPPS** in February of 1997 and has provided many years of dedicated service in all areas of permit coordination, including interfacing with public agencies, engineers, architects, and clients. Ms. Paciano conducts initial zoning research and prepares application packages for all types of projects as well as coordinating with utility companies and service districts. Ida also performs construction monitoring for permit compliance effort and manages the permit issuance effort associated with final grading and building permits.

Ms. Paciano has extensive experience and excellent relationships with the public agency staff at the City of Santa Barbara, County of Santa Barbara, City of Goleta, and North County. In addition, maintaining excellent working relationships with various permit authorities including State Regional Water Quality Control Board, and CalTrans.

### EDUCATION:

Computer Science,  
Santa Barbara City College

### AFFILIATIONS:

Women in Development, Council Member  
(2010-2012)

Bishop Diego High School, Parent Advisory  
Board (2005-2007)

Santa Barbara Bowl Foundation, Events  
Committee (2001-2003)

Homes for People Board of Directors (1995-1997)

Notre Dame School PTG Board (1993-1995)

### INTERESTS:

When not working, Ida enjoys working out, road biking, running with the local "Sole Sisters" running group, going to the beach, and enjoying her extended family here in Santa Barbara.

### RECENT ASSIGNMENTS AND PROJECT ROLE:

#### San Ysidro Ranch

Ms. Paciano coordinated and processed numerous permits through the County of Santa Barbara preparing applications and coordinating submittal packages; her key responsibility was the facilitation of County Environmental Health, Montecito Sanitary District and Montecito Water District approvals. Ida prepared and processed building permit applications for the hotel's extensive renovations to 41 cottages, kitchen, restaurant, office and entrance to the Ranch.

#### Westmont College

Ms. Paciano was a key team member in the Westmont Campus Master Plan Phase I construction providing coordination and processing of numerous building, grading and road permits for the College Physical Plant, Science Building, Art Building, Observatory, Track and Base Field. During the renovation, Ms. Paciano assisted the College in securing temporary housing for students and temporary offices for employees during the Tea Fire Emergency.

#### Sycamore Canyon Emergency Landslide Repair

Ms. Paciano served as the primary consultant in coordinating and processing all construction permits for a group of property owners, project engineers, and construction team for six phases of work to repair the Sycamore Canyon Landslide. This effort involved multiple jurisdictions including the City of Santa Barbara, County of Santa Barbara and CalTrans.

### WORK EXPERIENCE:

Prior to joining **SEPPS**, Ida was previously employed as an Executive Secretary with Penfield & Smith (now Stantec) for seven years and with the Academic Dean at Westmont College for four years.



## **APRIL SMITH**

### **Accounting/Personnel Manager**

Ms. Siminski joined **Suzanne Elledge Planning & Permitting Services, Inc.**, in July of 2004 and is responsible for managing all aspects of the company's accounting and human resources departments. Ms. Siminski analyzes and issues financial statements, prepares budgets, and manages accounts receivable, accounts payable, payroll and billing, as well as implementing, monitoring, and enforcing policies, procedures, and employee benefit administration.

#### **EDUCATION:**

Associate of Science, Computer Information Systems  
Santa Barbara City College, with Honors

Computerized Accounting Diploma  
Santa Barbara Business College

#### **AWARDS:**

Outstanding Student of the Year,  
Computer Information Systems  
Santa Barbara City College, 2006

#### **INTERESTS:**

When not working, Ms. Siminski enjoys spending time with her two children, volunteering at their school, and watching football.

#### **WORK EXPERIENCE:**

Ms. Siminski has nineteen years of accounting, management, and human resources experience. Prior to joining **SEPPS**, she was the Controller for Cappello & Noël LLP. Her duties included managing time, billing, and client cost accounting functions, month-end balancing, accounts receivable, payroll, supervising office support staff, and administering employee benefits.



## **HOLLY GARCIN**

### **Office Manager/Administrative Assistant**

Ms. Garcin joined **Suzanne Elledge Planning & Permitting Services, Inc.**, in January of 2015.

She manages all office operations and provides administrative support to our planning staff, supervising all the logistical details of running our office, including monthly invoicing and general project correspondence.

#### **WORK EXPERIENCE:**

Prior to joining the **SEPPS** team, Ms. Garcin has held jobs in the preventive health care, elder care, and child development fields. Her dedication to serve and aid others is what has positively guided her career path thus far.

Holly's passion for life and desire to continually learn and grow creates a perfect match for her new role at **SEPPS**.

#### **EDUCATION:**

Bachelor of Arts, Sociology,  
Minor in Applied Psychology  
University of California, Santa Barbara

Study Abroad, Utrecht University,  
The Netherlands, Europe

Associates Degree, Liberal Arts, Emphasis  
in Social & Behavioral Sciences,  
President's Honor Roll,  
Santa Barbara City College

#### **AFFILIATIONS:**

Santa Barbara Young Professionals Club  
(2015-present)

#### **INTERESTS:**

From the mountains to the ocean, Holly appreciates everything that living in the beautiful City of Santa Barbara has to offer. She can be found spending time with family and friends enjoying boating, hiking, traveling, wine tasting, and watching the Broncos football team.

# SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES, INC.



“A History of Excellence That Matches the Community We Serve.”

At SEPPS, we believe that when it comes to providing planning and land use services for a region as rich in history, natural beauty, and cultural heritage as the South Coast, you need more than skills, experience, and patience. You need a creative, respectful approach to the process that drives results for clients while ensuring every project makes a positive contribution to the community.

Since 1994, Suzanne Elledge Planning & Permitting Services, Inc. (SEPPS) has been providing high-quality professional planning, land use consultation, and permit processing services for a wide variety of private and public sector clients.

With a deep and abiding respect for community planning principles and sensitivity to resource protection, SEPPS has successfully represented and guided more than one thousand local projects through the permit process. The firm’s diverse project list includes a wide range of large institutional and residential developments, non-profit community endeavors, and small-scale, family-focused projects.

Suzanne Elledge, founder and company president, launched her firm after many years working as a land use planner and public agency coordinator for a local civil engineering company.

In its early days, SEPPS operated from a one-room office on the second floor of the Fithian Building on Lower State Street. SEPPS’ first big contract came about eighteen months after the firm was founded, when the Rancho San Marcos Golf Course contracted with Elledge to manage compliance with more than two hundred County conditions of approval. The initial contract grew into other project responsibilities for the golf course and helped establish SEPPS’ reputation for handling complex projects efficiently and expediently.

In 1997, the company added administrative staff and a new planner, Laurel Fisher Perez,

who became a co-owner and principal planner in 2005. The company now employs a dozen people who provide a full complement of land use planning services, typically representing more than one hundred projects at any given time.

SEPPS has managed the approval process for many residential projects, ranging from small additions to large estates, as well as a number of local landmark projects including Santa Barbara Cottage Hospital, the Music Academy of the West, Westmont College, the Santa Barbara Historic Museum, the Four Seasons Biltmore and Coral Casino, San Ysidro Ranch, and Marymount School.

SEPPS specializes in representing projects within all Santa Barbara County jurisdictions. Great care is given to the selection of projects undertaken and the company prides itself in making a positive contribution to the community’s built environment as it carries out its work.

In leading the company’s approach to projects, Suzanne and Laurel apply a creative and respectful approach to the local public review process. SEPPS’ talented staff has earned a reputation for upholding the community’s planning objectives while also achieving its client’s goals. Many SEPPS projects require significant community interaction, including coordination of public workshops and neighborhood meetings, a process SEPPS embraces.

Both Elledge and Perez have resided in Santa Barbara for more than twenty-five years, having graduated from the University of California at Santa Barbara. SEPPS is deeply committed to the South Coast, the high quality of life it offers, and to taking a balanced, respectful approach to its planned growth. Protecting Santa Barbara’s unique environment requires thinking progressively about its future. The SEPPS team looks forward to this challenge as it continues its active role in local land use matters.



✧  
*Laurel Fisher Perez and Suzanne Elledge.*  
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(ABOVE) AND WM. B. DEWEY PHOTOGRAPHY (RIGHT).