SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES, INC.

Statement of Qualifications

2020

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.
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Suzanne Elledge *PLANNING & PERMITTING SERVICES, INC. (SEPPS)* 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 25 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.

vision ■ collaboration ■ success

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 timely review process
- Project representation at decision-maker hearings
- Coordination of utility company and service district approvals
- Coordination of Coastal Commission, Caltrans, Department of Fish & Wildlife, Army Corps of Engineers, Regional Water Quality Control Board, and other regulatory agency approvals
- Coordination with local water purveyors
- Permit acquisition (land use, coastal development, conditional use permit, development plan, demolition, grading, building, and construction, etc.)
- Annexations

PROJECT MANAGEMENT

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

NOTARY PUBLIC

SELECT PROJECT LIST
1994-2020

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
  - Avila Beach Hotel
  - Bridlewood Estate Winery
  - Cabrillo Plaza Hotel
  - Children's Museum of Santa Barbara (MOXI)
  - Coral Casino Historic Rehabilitation
  - Direct Relief Headquarters
  - El Encanto Hotel
  - Elings Park
  - Fairview Corporate Center
  - Fess Parker Winery & Vineyard
  - Four Seasons Biltmore Hotel Master Plan
  - Goleta Energy Project
  - Goleta Self Storage Partners
  - Goleta Valley Cottage Hospital
  - Heritage Ridge Senior and Workforce Apartments
  - Kellogg Avenue Auto Dealers
  - Lagunitas Office Park
  - Maserati / Alfa Romeo Auto Dealership
  - Mentor Corporation
  - Montessori Center School
  - New Century Auto Group
  - Orcutt Village Marketplace
  - Preserve at San Marcos
  - Providence School
  - Residential Estates in Montecito
  - Rincon Palms Hotel
  - QAD - Research and Development Campus
  - San Ysidro Pharmacy Commercial Development
  - San Ysidro Ranch Resort
  - Santa Barbara Campus Center
  - Santa Barbara Cottage Hospital
  - Santa Barbara Museum of Art
  - Sumida Gardens Apartments
  - The Preserve at San Marcos
  - Willow Springs Affordable Housing
  - Yardi Systems, Inc.

CONDITIONAL USE PERMITS

- Adizes Graduate Institute
- Alisal Public Golf Course
- Casa Dorinda
- Cate School
- Chabad of Santa Barbara
- Crane Country Day School
- Cuyama Solar Facility
- Gibraltar Peak Communications Facility
- Laguna Blanca School
- Marymount School of Santa Barbara
- Montecito Covenant Church
- Montecito Country Club
- Music Academy of the West
- OSR Produce Cooler Facility
- Pacifica Graduate Institute
- Rancho San Augustine
- Rancho San Marcos Golf Course
- Santa Barbara Museum of Natural History
- Santa Barbara Rescue Mission
- 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 LLA (Montecito)
- El Paseo (Santa Barbara)
- FBK Mixed Use Condominiums (Santa Barbara)
- Gusich Lot Split
- Hennigan LLA (Santa Ynez)
- Jetté Lot Split (Goleta)
- Jordano's LLA (Goleta)
- Kellogg Avenue Auto Dealers Parcel Map
- Mecay/Hotchkiss/County LLA (Summerland)
- Mountain Drive LLA (Montecito)
- Ocean Meadows Residences and Golf Course (Goleta)
- Orcutt Village Marketplace (Orcutt)
- Park Hill Estates (Goleta)
- Preserve at San Marcos (Goleta)

SUBDIVISIONS & LOT LINE ADJUSTMENTS CONTINUED

- Rancho Real Vineyard (near Orcutt)
- Saarloos and Sons LLA (Los Olivos)
- Santa Barbara Corporate Center (Goleta)
- Santa Barbara Polo Villas
- Schaff LLA (Lompoc)
- South Hope Mixed Use Condominiums (Santa Barbara)
- Sullivan Goss Books & Prints (Santa Barbara)
- Terrace Villas (Santa Maria)
- Thompson Tract Map (Goleta)
- Vista Linda Lane (Toro Canyon)
- Williams Lot Split

CONDITION COMPLIANCE

- 800 Santa Barbara Street
- Calle Real Shopping Center Remodel
- Castilian Technical Center, Phase I – Phase IV
- Children's Museum of Santa Barbara (MOXI)
- Cross Creek Ranch
- Direct Relief
- Granada Plaza
- Montecito Country Club
- Oak Creek Canyon Ranch
- Pacific Glen Homes
- Preserve at San Marcos
- Rancho San Marcos Golf Course
- Santa Barbara Museum of Art
- Somera Medical Office Building
- Storke Hollister Research Park
- Sumida Gardens
- Taijguas Landfill Resource Recovery Project
- Willow Springs, Willow Springs II

MITIGATION MONITORING (City of Santa Barbara)

- Carrillo Hills
- Carrillo Hotel
- Commercial Building, 4050 Calle Real
- Direct Relief
- El Patio Garden Apartments
- Foothill Centre / Sansum Clinic
- Greenwell Acres
- Harborview Inn
- Manitou Lane Residential Project
- Medical Office Building, 3025 De La Vina

MITIGATION MONITORING CONTINUED (City of Santa Barbara)

- Miramonte Villas
- Montecito Country Club
- Ontare Hills Subdivision
- Parker Waterfront Hotel – North Site
- 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 Advance Planning Department
- City of Santa Barbara New Police Station Site Selection – Public Outreach
- 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)
- Santa Barbara Metropolitan Transportation District (pre-development project management)
- County of Santa Barbara Community Services Department (San Marcos Park Master Plan – community outreach)

EMERGENCY PROJECTS

- City of Santa Barbara Public Works Department Emergency Permits for Sewerline Repair in Mission Creek and Laguna Channel Clearing Project
- Goleta Sanitary District (state & federal permits for reclaimed water pipeline construction)
- Laguna Blanca Temporary Classrooms (COVID-19)
- The Project for Resilient Communities – Montecito Debris Flow Mitigation Project
- Sycamore Canyon Landslide Repair
- Westmont Temporary Student Housing (Tea Fire)

PARTIAL CLIENT LIST
1994-2020

- Alma Rosa Winery
- American Tradition, LLC
- Antioch University
- Bolthouse Properties, LLC
- Bridlewood Estate Winery
- Camp Ramah of California
- Casa Dorinda
- Cate School
- The Chadmar Group
- 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
- Direct Relief
- Ensemble Theater
- First Solar, Inc.
- Laguna Blanca School
- Land Trust for Santa Barbara County
- Marymount of Santa Barbara
- Montessori Center School
- Museum of Contemporary Art Santa Barbara
- Music Academy of the West
- Pacifica Graduate Institute
- The Partnership for Resilient Communities
- Saarloos and Sons
- Sansum Clinic
- Santa Barbara Bowl Foundation
- Santa Barbara International Film Festival
- Santa Barbara Metropolitan District
- Santa Barbara Museum of Art
- Santa Barbara Museum of Natural History
- Santa Barbara Rescue Mission
- Santa Barbara Trails Council
- Santa Barbara Trust for Historic Preservation
- SIMA Management Corporation
- Somera Capital Management
- SOMO SB, LLC
- Sonos
- Tesla
- 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

- Ms. Traci Taitt
  The Towbes Group
  (805) 962-2121

- Mr. John Dewey
  Mustang Renewable Power Ventures
  (805) 259-9499

- Mr. Randy Jones
  Westmont College
  (805) 565-6172

- Mr. Pat McElroy
  The Project for Resilient Communities
  (805) 637-7613

- 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

- Mr. Mike Drammer
  American Tradition, LLC / FESPAR
  (805) 979-8913

- Mr. David Brown
  Somera Capital Management
  (805) 681-0144 x205

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.

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Laurel Fisher Perez and Suzanne Elledge.

PHOTOGRAPHS COURTESY OF CLINT WEISMAN STUDIO (ABOVE) AND WM. B. DEWEY PHOTOGRAPHY (RIGHT).

SUZANNE ELLEDGE
Founder

EDUCATION:

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

AFFILIATIONS:

Board of Directors
UCSB Economic Forecast Project
(2005-2018; Chair 2012-2014)

Santa Barbara Bowl
Board of Directors (2001-2003)

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

INTERESTS:

Ms. Elledge appreciates the bounty of living in Santa Barbara and enjoys cooking, writing, gardening, wine tasting, oil painting, attending the Santa Barbara International Film Festival, and sharing it all with her family and friends.

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

Ms. Elledge founded ***SEPPS*** as a sole proprietor in 1994 and presided over its steady growth and incorporation in 2003. 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 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, Direct Relief, and several historic hotels including the Miramar, Four Seasons Biltmore, and San Ysidro Ranch.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Santa Barbara Museum of Natural History

Ms. Elledge has been a proud representative of this 100-year old, beloved institution since 2007. A proposed renovation project to revitalize its campus was approved in 2015. The project also annexed a 5-acre woodland and maintains public trails in addition to implementing a habitat restoration plan. The project's first phase commenced in 2017 and opened in the fall of 2018. Future phases are anticipated in the next few years.

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. Ms. Elledge spearheaded the entitlement team and facilitated project approval in March 2016. The approved project is comprised of a 130,000 square foot warehouse structure and two-story 25,000 square foot administrative office building on a parcel located at the Santa Barbara Airport. The project construction was completed and operational in 2018.

Santa Barbara Cottage Hospital

Santa Barbara Cottage Hospital is the largest project in Santa Barbara's history in both floor area and construction cost. 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 timeframes for completing construction.

WORK EXPERIENCE:

Prior to establishing ***SEPPS,*** Ms. Elledge 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
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:

Board of Trustees, The Land Trust for Santa Barbara County

Mesa Architects

American Planning Association

CERTIFICATIONS:

American Institute of Certified Planners (AICP)

INTERESTS:

Ms. Perez enjoys outdoor activities with her family including camping, hiking, beach days, and travel.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Cuyama Solar Array

Ms. Perez managed the entitlement process for a 40 Megawatt Solar PV Power-generating facility proposed in Cuyama Valley. This project is presently under construction and will be Santa Barbara County's first utility-scale solar energy facility. The project received Board of Supervisors' unanimous approval in 2014 and required General Plan and Zoning Ordinance Amendments.

Westmont College Campus Master Plan and Related Build Out

Westmont College, founded in 1937, is an undergraduate, residential, Christian, liberal arts college located in the heart of Montecito, and operates pursuant to a Conditional Use Permit. Ms. Perez assisted the College and an exceptional team of architects, engineers, and other technical advisors with the Campus Master Plan Update and the approvals for subsequent phases of build out, including the recently constructed Global Leadership Center, an on-campus student housing complex.

Tajiguas Resource Recovery Center

Ms. Perez assisted the County of Santa Barbara's project developer, MSB Investors, LLC, through the CEQA and permit review process for the new state-of-the-art waste management facility that will increase our community's recycling rate to above 85%, generate resources, such as energy and compost, and dramatically lower local greenhouse gas emissions.

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, Ms. Perez worked for four years with the County of Santa Barbara Planning Department, reviewing development proposals, preparing staff reports, and presenting projects to the Planning Commission and Board of Supervisors.

STEVE WELTON, AICP
Vice President and Principal 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 smaller scale residential projects as well as larger institutional projects, which require extensive interdisciplinary team coordination. In 2019, Mr. Welton was promoted to Principal Planner and to the SEPPS Board of Directors.

EDUCATION:

Bachelor of Arts, Chemistry
University of California, Santa Barbara

AFFILIATIONS:

American Planning Association

Finance Officer for Central Coast APA

Vice President, Board of Trustees, Marymount of Santa Barbara

CERTIFICATIONS:

American Institute of Certified Planners (AICP)

INTERESTS:

Along with his wife Ann, a local veterinarian, Mr. Welton helps raise their daughter Claire. He is an avid college basketball fan and a member of the American Contract Bridge League, having achieved Life Master Status. He is was recently involved in planning for the 2019 State APA Conference, held in Santa Barbara.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Mr. Welton is currently involved with multiple commercial and residential subdivisions, as well as several hospitality projects and institutional efforts.

Camp Ramah

Mr. Welton is directing efforts to obtain a major revision to the Conditional Use Permit for this Jewish summer camp located on several hundred acres in the outskirts of Ojai. Planning Commission review is expected in late 2020.

Cottages at Avila Beach

Mr. Welton currently represents the developer of a proposed premium cottage-style hotel on the bluff overlooking Avila Beach. The complex permit process is preparing to enter the EIR phase.

South Kellogg Self-Storage

Mr. Welton is assisting the new owners of the property to entitle the changes necessary to effectuate their brand and improve upon efficiency. An Amendment for the 33,000 square foot facility was approved in December 2019 and permits for construction are projected for Fall 2020.

Estate Projects

Mr. Welton also continues to represent several prominent private, historic estates in Montecito to secure permits for property improvements, or as part of a potential sale.

WORK EXPERIENCE:

Prior to joining ***SEPPS,*** Mr. Welton served as a Contract Manager for JM Consulting Group (JMCG), headquartered locally in Goleta. During Mr. Welton'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.

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 20 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. Ms. Allen has special expertise in 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:

Ms. Allen 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 ROLE:

San Marcos Park Master Plan

The Santa Barbara County Community Services Department selected ***SEPPS*** to facilitate the public outreach component associated with the San Marcos Park Master Plan. In coordination with County staff, Ms. Allen was responsible for community engagement using social media, developing a community survey, and leading community workshops to encourage public participation and achieve consensus.

Santa Barbara Museum of Art

The SBMA renovation and seismic upgrade project presented a complex entitlement process given the structure's historic significance and location in the cultural center of downtown Santa Barbara that included multiple agencies and various City Departments. Ms. Allen served as the lead in successfully guiding the project team through the City's development review process which involved several design review hearings of the City's Historic Landmarks Commission, City Council, and Planning Commission.

Santa Barbara Children's Museum (MOXI)

Ms. Allen 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, under Ms. Allen's leadership, creative solutions were developed by the team to resolve challenging issues and facilitate project approval. MOXI functions as an important educational resource as well as a model for environmental sustainability.

WORK EXPERIENCE:

Prior to working for ***SEPPS***, Ms. Allen worked for the City of Santa Barbara Community Development Department, Planning Division, for more than seven years. During this time, Ms. Allen served as staff to the Sign Committee and Architectural Board of Review; reviewed development proposals, managed project environmental analysis, prepared staff reports, and presented 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 manages a variety of entitlements including institutional, commercial and residential projects as well as lot line adjustment, parcel map, and development feasibility analysis projects.

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 (2014-2020)

The Chamber of Commerce of the Santa Barbara Region, Board of Directors (2016-2019)

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:

Mr. Fort has been playing guitar for over 40 years and performs solo and in a duo. He also enjoys fishing and traveling with his wife, Cecilia, including road trips in their 1969 Triumph Spitfire.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Land Use and Subdivision Feasibility Analyses:

Mr. Fort recently completed a report for the Museum of Contemporary Art Santa Barbara analyzing the feasibility of a new museum in Santa Barbara's Funk Zone. He has produced analyses for a variety of clients ranging from large agricultural land holdings to commercial and residential properties.

Foothill Centre

Mr. Fort served as the lead planner 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.

Heritage Ridge Senior and Workforce Housing Project

Mr. Fort is also assisting the Towbes Group, Inc. in obtaining approvals for this 353-unit apartment project in the City of Goleta. The workforce housing project requires approval of a Development Plan, General Plan Amendments, and a Vesting Parcel Map, as well as consideration of sensitive archaeological resources.

The Preserve at San Marcos

A residential subdivision in the Santa Barbara foothills originally entitled by SEPPS in 2006, Mr. Fort is managing entitlements for various revisions and amendments to the approved project and issuance of permits for infrastructure and residences. Efforts include coordinating compliance with 120 conditions of approval.

San Ysidro Pharmacy Commercial 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,*** Mr. Fort was a Project Manager with TynanGroup in Santa Barbara managing construction projects for commercial and luxury hospitality clients. Mr. Fort 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 gained eight years of experience as a Planner with the Jefferson County Department of Planning.

HEIDI JONES, AICP
Senior 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 has the most experience in coordinating with educational and institutional Conditional Use Permit (CUP) projects. 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 Arts, 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

Fairview Gardens, Board of Trustees

CERTIFICATIONS:

American Institute of Certified Planners (AICP)

INTERESTS:

When not working, Ms. Jones enjoys gardening, going to the beach, and spending time outdoors with her two daughters.

RECENT ASSIGMENTS AND PROJECT ROLE:

Cate School Master Plan

Ms. Jones managed the entitlement process for Cate School in its Master Plan/CUP Revision project that was approved in the Spring of 2017. Ms. Jones was engaged to lead the team, prepare application packages, and manage public agency coordination and correspondence, as well as assist with obtaining Phase I permits for the new Dining Commons Building.

Santa Inés Mission Hills

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

Mission Heritage Trail Association

Ms. Jones has been a participant in this grass roots-citizens working group since its formation in 2010. The group recently became a 401(c)(3) Non-Profit, 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 the preservation and enjoyment of one of Santa Barbara's most historic neighborhoods, and Ms. Jones contributes planning support to its efforts.

Santa Barbara Museum of Natural History

Ms. Jones managed the condition compliance effort for the Museum's Master Plan and Phase I CUP Project. The first phase facilitated campus improvements for accessibility, gallery enhancements, and public improvements incorporating a beautiful pedestrian pathway on Puesta del Sol.

WORK EXPERIENCE:
Prior to working for ***SEPPS***, Ms. Jones 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.

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 commercial, residential, institutional, and educational. In addition, she interfaces with public agencies, engineers, architects, contractors, and clients. She prepares application packages, as well as coordinating with utility companies and service districts. Ms. Paciano also monitors construction activities to ensure compliance with permit requirements and manages final grading and building permit issuance.

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, she maintains excellent working relationships with various other 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)

Pinecone Homeowners Association, Vice President (2018-present)

Notre Dame School PTG Board (1993-1995)

INTERESTS:

When not working, Ms. Paciano 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:

Casa Dorinda

Ms. Paciano has completed processing numerous permits with multiple agencies for extensive new remodels and development. Construction includes over twenty new independent living cottages, apartments, a new stone bridge, kitchens, and an addition to the Personal and Memory Care Unit, along with remodeling several existing facilities.

San Ysidro Ranch

Ms. Paciano coordinated and processed numerous permits through the County of Santa Barbara; her key responsibility was the facilitation of County Grading, Environmental Health, and Montecito district approvals. She processed building permit applications for extensive renovations to 41 cottages, kitchen, restaurant, office and entrance to the Ranch.

Westmont College

Ms. Paciano was a key team member for Westmont Campus Master Plan Phase I and II 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, and Global Leadership Center.

Montecito Country Club

Ms. Paciano was responsible for processing and obtaining numerous permits associated with the renovation of the Montecito Country Club. The project scope included an extensive remodel of the historic clubhouse, a completely redesigned Jack Nicholas Signature golf course and several new facilities including a cart barn, maintenance facility, pool area including snack bar, pool house, lap pools, spa and splash zone. In addition, Ms. Paciano provided mitigation monitoring services throughout the project. The Country Club opened in March 2019.

WORK EXPERIENCE:

Prior to joining ***SEPPS,*** Ms. Paciano was previously employed as an Executive Secretary with Penfield & Smith for seven years.

APRIL SMITH
Chief Financial Officer

Ms. Smith joined ***SEPPS*** in July of 2004 and is responsible for managing all aspects of the company's accounting and human resources departments. Ms. Smith 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. Smith enjoys spending time with her two children, hiking, and watching football.

WORK EXPERIENCE:

Ms. Smith has over twenty 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 L. GARCIN
Assistant Planner

Ms. Garcin joined ***SEPPS*** in January of 2015.

Ms. Garcin provides project administrative support, project management, aids in project start-up research including zoning and constraints, prepares applications for planning and building permits, prepares projects for design review boards, and frequently successfully interfaces with public agencies, consultants, and ***SEPPS*** team members, as projects are processed through all stages of development review.

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:

State of California Notary Public
(2017-present)

Santa Barbara Young Professionals Club
(2015-present)

Coastal Housing Coalition, Volunteer
(2017 & 2018)

Rental Housing Mediation Board Member,
City of Santa Barbara
(2017 & 2018)

American Planning Association

INTERESTS:
Ms. Garcin appreciates everything that living in the beautiful community of Santa Barbara has to offer. Free time is spent with family and friends, enjoying the beach, hiking, traveling, wine tasting, and anything outdoors.

WORK EXPERIENCE:

In May 2016, Ms. Garcin was promoted to Assistant Planner, previously the Office Manager / Administrative Assistant at ***SEPPS***; other responsibilities include monitoring local and state jurisdictions for applicable news and updates, continued education opportunities for AICP planners, and tracking permits for all ***SEPPS*** projects. Prior experience included preventative health care and senior care.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Ms. Garcin collaborates on all types of projects including: residential, commercial, institutional, hospitality, and habitat restoration projects.

Goleta Energy Project

Ms. Garcin assists the project team in processing one of the first battery energy storage projects in the City of Goleta. This project supports the State of California and City's goals toward becoming more energy resilient, utilizing more renewable sources.

Waterfront Hotel, North and South Sites

Ms. Garcin collaborates closely and regularly with each project team member regarding all aspects of planning approvals, site mitigation monitoring, post-entitlement permits, design review, construction work, and Public Works approvals.

Midland School

Midland School, established in 1932, is in the North County Planning and Development jurisdiction of Santa Barbara County. Ms. Garcin processed various permits for the school. Project scope includes a new Agriculture Employee Dwelling, Horse Barn, and Hay Shed, all of which will enhance the campus' rustic and experimental education model.

City of Santa Barbara's New Police Station

The City of Santa Barbara selected ***SEPPS*** to facilitate the public outreach component associated with the new City of Santa Barbara's Police Station. Together with City Staff, Ms. Garcin assisted in the development and hosting of community information meetings, engaged the community using various social media and web platforms, and facilitated a ~5,000-piece mailer.

HALEY KOLOSIEKE
Assistant Planner

Ms. Kolosieke joined ***SEPPS*** in September of 2017.

She currently conducts in-depth zoning research, prepares project application packages, and is involved in a variety of tasks supporting ***SEPPS*** projects. Ms. Kolosieke frequents public agencies and has excellent working relationships with staff at the City of Santa Barbara and County of Santa Barbara.

EDUCATION:

Bachelor of Arts, Environmental Studies
Political Science Concentration
University of California, Santa Barbara

Study Abroad, Environmental Chemistry
University of Copenhagen, Denmark

AFFILIATIONS:

American Planning Association (2017-present)

Junior League of Santa Barbara, Chair of Meetings and Socials (2018-present)

Association of Environmental Professionals (2019-present)

INTERESTS:

Ms. Kolosieke appreciates the quantity and quality of community events in Santa Barbara. When not working, she enjoys gardening, hiking, reading, and traveling.

WORK EXPERIENCE:

Prior to joining the ***SEPPS*** team, Ms. Kolosieke worked for H&H Environmental as an Assistant Planner and affirmed that she is a true fit in the field of planning. She also dedicated three years to performing field work as an ecological research assistant at UCSB, interned as a sustainability blogger for LoaTree, and volunteered as an instructor for several local educational programs.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Cottages at Avila Beach

Ms. Kolosieke is a key member of the entitlement team associated with the Avila Beach Hotel project. She is tasked with coordinating the necessary County of San Luis Obispo applications.

Westmont College

Ms. Kolosieke has assisted with completing numerous entitlements through the County of Santa Barbara. Her key responsibility involved the preparation of planning applications, facilitating Montecito Board of Architectural Review, and coordinating with County staff to process permits. She processed applications for Westmont's practice golf facility, baseball field, and a temporary Amendment to the Conditional Use Permit to adapt to COVID-19 circumstances. She looks forward to future project coordination.

Camp Ramah

Camp Ramah is a nationally affiliated Jewish summer camp located in Ojai. As the Assistant Planner on the project, Ms. Kolosieke is responsible for supporting Principal Planner Steve Welton by preparing the necessary materials for a major revision to the Conditional Use Permit in the County of Ventura, and serves as a point of contact for the project team.

Montecito Debris Flow Mitigation Project

Ms. Kolosieke is assisting The Project for Resilient Communities with both local and state agency entitlements for the installation of six ring nets throughout Montecito. These nets are designed to protect the community from unstable soil, boulders, and other debris in the canyons above Montecito. She is responsible for preparing an Emergency Permit, Development Plan, and Zoning Clearance applications.

MEGAN HURSEY
Office Manager / Administrative Assistant

Ms. Hursey joined ***SEPPS*** in July of 2016.

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.

EDUCATION:

Bachelor of Arts, Psychology
University of California, Santa Barbara

INTERESTS:

Ms. Hursey enjoys cooking, watching movies, going to the beach, wine tasting, traveling with family and friends, and her weekly game of trivia.

WORK EXPERIENCE:

Prior to joining the ***SEPPS*** team, Ms. Hursey worked in production and as an executive assistant in the cosmetics industry. Her love of helping others is what motivates her each day.

SEPPS is fortunate to have Ms. Hursey as its office manager given her quiet efficiency, attention to detail, operational improvement initiatives, and ongoing interest in her professional growth.