Statement of Qualifications

2023

SEPPS, INC.
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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 29 years.

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

SERVICES OFFERED

SEPPS 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, tract map, 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

SELECT PROJECT LIST
1994-2023

The associates of ***SEPPS*** have provided expertise to an extensive variety of projects, a representative selection of which are listed below:

DEVELOPMENT PLANS

- Antioch University
- ATK Space Systems
- Avila Beach Hotel
- Biltmore Four Seasons
- 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
- Garden Marketplace
- Goleta Energy Project
- Goleta Self Storage Partners
- Goleta Valley Cottage Hospital
- Heritage Ridge Senior and Workforce Apartments
- Kellogg Avenue Auto Dealers
- Lagunitas Office Park
- Jeep/Chrysler Auto Dealership
- Mentor Corporation
- Montessori Center School and Farm
- Orcutt Village Marketplace
- Preserve at San Marcos
- Residential Estates in Montecito
- Rincon Palms Hotel
- QAD - Research and Development Campus
- San Ysidro Pharmacy Commercial Development
- San Ysidro Ranch Resort
- Sandpiper Golf Club
- Santa Barbara Campus Center
- Santa Barbara Cottage Hospital
- Santa Barbara Museum of Art
- Sumida Gardens Apartments
- Willow Springs Affordable Housing
- Yardi Systems, Inc.

CONDITIONAL USE PERMITS

- Adizes Graduate Institute
- Alisal Public Golf Course
- Camp Ramah
- Casa Dorinda
- Cate School
- Chabad of Santa Barbara
- Congregation B'nai B'rith
- Crane Country Day School
- Cuyama Solar Facility
- Gibraltar Peak Communications Facility
- Laguna Blanca School
- Midland School
- 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
- The Riviera Ridge School
- 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

- 2801 DLV Investors (Santa Barbara)
- Blickley Lot Split (Goleta)
- Bolthouse LLA (Cuyama)
- Campus Pointe Tract Map (Goleta)
- Catalina Barber Auto Dealers Parcel Map (Goleta)
- Danielson Vesting Parcel Map (Montecito)
- Douglas LLA (Montecito)
- El Paseo (Santa Barbara)
- Granada Theater Parcel Map (Santa Barbara)
- Jordano's LLA (Goleta)
- Kellogg Avenue Auto Dealers Parcel Map
- Mecay/Hotchkiss/County LLA (Summerland)
- 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 (Carpinteria Coastal Zone)
- 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
- Whitman Tract Map (Montecito)

CONDITION COMPLIANCE

- Calle Real Shopping Center Remodel
- Castilian Technical Center, Phase I – Phase IV
- Children's Museum of Santa Barbara (MOXI)
- Cottage Medical Office Building
- 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
- Willow Springs, Willow Springs II

MITIGATION MONITORING (City of Santa Barbara)

- Carrillo Hills
- Carrillo Hotel
- 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 – MOU 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)
- County of Santa Barbara Community Services Department (San Marcos Park Master Plan – community outreach)
- County of Santa Barbara ReSource Center
- Goleta West Sanitary District (Special Use Permit for vegetation clearance of district easements; various maintenance and repair projects)
- Santa Barbara MTD (pre-development project management)
- SBCAG Regional Transit Facility (CUP – City of Goleta)

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)
- Sycamore Canyon Landslide Repair
- Westmont Temporary Student Housing (Tea Fire)

PARTIAL CLIENT LIST
1994-2023

- The Alisal Guest Ranch & Resort
- Alma Rosa Winery
- Antioch University
- Bridlewood Estate Winery
- Bright Start Child Development Center
- Camp Ramah of California
- Casa Dorinda
- Catalina Barber Corporation
- Cate School
- The Chadmar Group
- Children's Museum of Santa Barbara (MOXI)
- Community Covenant Church
- Cottage Health Systems
- Crane Country Day School
- Direct Relief
- Ensemble Theater
- First Solar, Inc.
- Gelson's
- Laguna Blanca School
- Montessori Center School
- MTD Santa Barbara
- Museum of Contemporary Art Santa Barbara
- Music Academy of the West
- Pacifica Graduate Institute
- The Partnership for Resilient Communities
- Sansum Clinic
- Santa Barbara Bowl Foundation
- Santa Barbara Humane
- 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
- SBCAG
- 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

- Mr. Derek Hansen
  The Towbes Group
  (805) 962-2121

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

- Mr. Doug Jones
  Westmont College
  (805) 565-6000

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

- Mr. Nick Henderson / Mr. Scott Allen
  Cottage Hospital
  (805) 569-8309 / (805) 569-8908

- Mr. Ken Radtkey
  Blackbird Architects
  (805) 957-1315

- Mr. Scott Reed
  Music Academy
  (805) 969-4726

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

- Mr. Bill Medel
  Medel Consulting
  (805) 689-8100

- Mr. Chuck Lande
  The Chadmar Group
  (310) 314-2590

LAUREL F. PEREZ, AICP
President and Principal Planner

Ms. Perez joined ***SEPPS*** in May of 1997, and has been a Principal Planner, Partner in the company, and now President, 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. Ms. Perez's projects require environmental analysis, including EIRs, and many projects require significant community interaction.

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 worked with First Solar, Inc. to obtain approval of Santa Barbara County's first utility-scale solar energy power plant. The project entitlements required legislative amendments to enable utility-scale solar photovoltaic projects in Santa Barbara County, as well as cancellation of an Agricultural Preserve Contract. Located on 327 acres in the Cuyama Valley, construction of the solar power plant was completed in 2017 and the plant is generating 40 megawatts of clean, renewable energy.

Westmont College Campus Master Plan and Related Build Out

Ms. Perez represented Westmont College through the Conditional Use Permit process to help secure unanimous approval by the County Board of Supervisors on the Westmont College Campus Master Plan, which involved significant public interest, public outreach, and years of environmental and public agency review. The Westmont College Campus Master Plan includes approximately 350,000 square feet of new campus buildings that will be built out in phases.

ReSource Center at Tajiguas

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.

Santa Barbara Polo Villas

Ms. Perez managed the entitlement process for a residential subdivision for 40 new homes, including 6 affordable homes, in the Appeal Jurisdiction of the Santa Barbara County Coastal Zone. The project applied the State's Inclusionary Housing Ordinance for a density bonus. Ms. Perez secured unanimous approval from the County Planning Commission in February 2021 and no appeals.

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

President, Board of Trustees, The Riviera Ridge School

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 UCSB basketball fan and a member of the American Contract Bridge League, having achieved Silver Life Master Status. As a board member of the Central Coast Chapter of the American Planning Association, he was 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 by Ventura County is expected in 2023.

Sandpiper

Mr. Welton is leading the efforts for the renovation of the Sandpiper Golf Course which includes adaptive reuse of a County Landmark. A Development Plan application was filed in November 2022 with the City of Goleta and will eventually be reviewed by the California Coastal Commission.

MTD – Calle Real

Mr. Welton is working with the project team in the due diligence and planning stages for this significant housing project in the County of Santa Barbara. Applications are expected to be filed in 2023.

Laguna Blanca School

Mr. Welton has represented Laguna Blanca on their Master Plan and subsequent development efforts since 2002 and is currently working with the school on an Amendment to their Conditional Use Permit.

Estate Projects

Mr. Welton also continues to represent several prominent private estates in Montecito and Santa Barbara 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 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 23 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.

EDUCATION:

Bachelor of Arts, Biology
University of California, Santa Barbara

Coastal Zone Management
UCSB Extension Course

AFFILIATIONS:

American Planning Association

Association of Environmental Professionals

Board of Directors and Infrastructure Committee, Elings Park

CERTIFICATIONS:

American Institute of Certified Planners (AICP)

INTERESTS:

Ms. Allen enjoys outdoor activities including biking, 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:

Garden Marketplace

The Garden Marketplace, a commercial/retail and restaurant development, located in a prime location near the City of Santa Barbara's Waterfront and Funk Zone, achieved project approval following a rigorous land development review process. Ms. Allen managed a team consisting of a wide range of technical consultants to evaluate and minimize environmental effects, including a Habitat Restoration Plan and a Corrective Action Plan. The development will implement the second phase of the Cabrillo Plaza Specific Plan.

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.

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 creative solutions were developed 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 and tract maps, 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

SBAIA Advocacy Committee

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 has produced feasibility analyses for a variety of clients ranging from large agricultural and ranch land holdings to institutional and residential properties. Notably, he has completed reports for the Museum of Contemporary Art Santa Barbara analyzing feasibility of a new museum in Santa Barbara's Funk Zone.

Foothill Centre / Sansum Clinic

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 in obtaining approvals for this 350-unit apartment project in the City of Goleta. The affordable senior and 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.

IDA PACIANO
Senior Public Agency Coordinator

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.

Ms. Paciano joined ***SEPPS*** in February of 1997 and has provided 25 years of dedicated service in all areas of permit coordination, including commercial, residential, institutional, and educational. In addition, she interfaces with state and local 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 working 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.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Casa Dorinda

Ms. Paciano 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, and the Personal and Memory Care Unit.

ReSource Center at Tajiguas

Ms. Paciano assisted the County of Santa Barbara's project developer, MSB Investors, LLC, through the entitlement process for the new state-of-the-art waste management facility, including coordination of numerous agency permits associated with the Anerobic Digester and the Materials Recovery Facilities. The project will increase our community's recycling rate, generate resources such as energy and compost, and dramatically lower local greenhouse gas emissions.

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 Nicklaus 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, and Golf Simulator Building.

WORK EXPERIENCE:

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

SHELBY MESSNER JANKE, AICP
Associate Planner

EDUCATION:

Bachelor of Science, City & Regional Planning
California Polytechnic State University,
San Luis Obispo

AFFILIATIONS:

American Planning Association

Garden Court Inc. Board Member

CERTIFICATIONS:

American Institute of Certified Planners (AICP)

INTERESTS:

Ms. Janke is a born and raised Santa Barbara native. When not working, she spends her time practicing and teaching yoga, spending time with family, hiking, wandering around downtown Santa Barbara, and playing with her golden retriever.

Ms. Janke joined ***SEPPS*** in August of 2021 with six years of experience as a land use consultant in the private sector. She has been successful with permitting multi-family housing projects, preparing in-depth due diligence zoning research, managing project application packages for planning and building permits, and processing Accessory Dwelling Units (ADUs). Ms. Janke is guiding a variety of projects through the permit and entitlement process with frequent interface with local public agencies, including the City of Santa Barbara and County of Santa Barbara.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Private Estate Projects

Ms. Janke continues to represent several private estate projects within the City and County of Santa Barbara to secure permits for new residences, property improvements, and perform due diligence research and reporting to assist clients through sales or to inform them on their properties development potential.

Foodbank

Ms. Janke is assisting Foodbank of Santa Barbara County in vetting a potential new location for their operations in southern Santa Barbara County. She completed a thorough property history research and has met with staff from the City of Goleta and Foodbank to confirm that the facility meets Foodbank's needs as well as complies with applicable local regulations.

Accessory Dwelling Units

Ms. Janke has worked on numerous ADU projects ranging from garage conversions to detached 1,200 square foot residences. She is very familiar with CA State ADU Law and navigating the submittal process within the local jurisdictions.

WORK EXPERIENCE:

Prior to joining ***SEPPS***, Ms. Janke spent six years working locally at ON Design Architects as a Project Planner. In this role, she focused on a broad range of projects including securing entitlements on single-family homes, multi-family housing projects, hotels, and Accessory Dwelling Units. Additionally, she worked with Habitat For Humanity of Southern Santa Barbara County, overseeing and aiding in the construction of affordable housing in the community.

HALEY KOLOSIEKE
Associate Planner

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

She conducts in-depth zoning research, prepares feasibility analyses and application packages, represents projects, and is involved in a variety of tasks supporting ***SEPPS*** projects. Ms. Kolosieke has excellent working relationships with public agency staff.

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, Board Member (2017-present)

Junior League of Santa Barbara, Focus Area Chair (2018-present)

Association of Environmental Professionals, Board Member (2019-present)

INTERESTS:

Ms. Kolosieke enjoys gardening, skiing, reading, and traveling. She is deeply engaged in local non-profit and professional organizations.

RECENT ASSIGNMENTS AND PROJECT ROLE:

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 approvals, and coordinating with County staff to obtain entitlements. She processed applications associated with Westmont's sport facilities and a temporary Amendment to the Conditional Use Permit to adapt to COVID-19 circumstances. She looks forward to future project coordination.

La Casa de Maria

La Casa de Maria is a retreat and conference center located in Montecito, that was significantly impacted by the Debris Flow. Ms. Kolosieke is assisting La Casa de Maria with their rebuild effort. Additionally, she helped process a Substantial Conformity Determination to permit a new rain water collection cistern as part of a grant from NFWS.

Montecito Debris Flow Mitigation Project

Ms. Kolosieke was a key member of the entitlement team for The Project for Resilient Communities and coordinated with local, state, and federal agencies to permit 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 was responsible for preparing applications for an obtaining an Emergency Permit, Development Plan, Streambed Alteration Agreement, and Water Quality Certification.

WORK EXPERIENCE:

Prior to joining the ***SEPPS*** team, Ms. Kolosieke worked for H&H Environmental as an Assistant Planner and launched her career in land use consulting. 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 the Kids in Nature Environmental Education Program.

NICOLE BIERGIEL
Assistant Planner

Ms. Biergiel joined ***SEPPS*** in June of 2022 where she applies her experience in both the private and public sectors to her work on a variety of planning and permitting projects.

RECENT ASSIGNMENTS AND PROJECT ROLE:

Ms. Biergiel is assisting a wide variety of project types through the permit review and issuance process including Accessory Dwelling Units, residential estate homes, residential subdivision build-out, and golf club renovation at the Sandpiper Golf Club.

WORK EXPERIENCE:

Ms. Biergiel worked for the City of Santa Barbara's Community Development Department as a Zoning Enforcement Officer for two years before moving to the private sector to provide permitting and drafting services to Arroyo Seco Construction and private clients. Prior to her work in Planning, Nicole managed programs and operations at local institutions including Santa Barbara City College, Museum of Contemporary Art Santa Barbara, and the AIASB Architectural Archives.

EDUCATION:

Bachelor of Arts, English Literature
California Lutheran University

Master of Arts, English Literature
Boston College

Certificate in Architectural Drafting
Santa Barbara City College

AFFILIATIONS:

Trinity Gardens Organic Community Garden Committee (2012-present, Chair: 2017-present)

Santa Barbara Women's Fund (2014-present)

American Planning Association (2019-2020, 2022)

Santa Barbara Courthouse Legacy Foundation (2021-present)

INTERESTS:

Ms. Biergiel is an avid reader and loves to cook vegetarian meals with her family and friends. She is passionate about the environment and access to healthy and secure food for all. On weekends she enjoys beach walks with her husband and dog, June, sunset cruises on their Grand Banks 32 trawler, "Coconut", and working on home-improvement projects.

ALEC PEREZ
Assistant Planner / Public Agency Coordinator

EDUCATION:

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

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

AFFILIATIONS:

American Planning Association

Association of Environmental Professionals

INTERESTS:

Mr. Perez's interests include enjoying the company of good friends and family, exercising, traveling, and being outdoors. Mr. Perez is an avid free dive spearfisherman who loves spending time in or near the ocean. He is passionate about conservation and traveling.

Mr. Perez joined ***SEPPS*** in July of 2020.

Mr. Perez provides project administrative support to senior planners, assists with project start up research, and manages application packages for both planning and building permits. In addition, Mr. Perez manages the ***SEPPS*** archive system to ensure that previous job files are well organized and readily available should former clients desire to reference them. He is responsible for successfully interfacing with public agencies, licensed professionals, utility companies, and service districts to obtain permit clearances for clients.

RECENT ASSIGNMENTS AND PROJECT ROLE:

ReSource Center at Tajiguas

Assisted in processing project permits with public agencies to facilitate timely permit approval and issuance for this state of the art waste management and renewable energy facility.

Accessory Dwelling Units (ADUs)

Managed the land use and building permit approvals for ADU projects in the County of Santa Barbara.

Goleta Energy Storage

Managed the processing of Building and associated Encroachment Permits for the construction of a state-of-the-art Battery Energy Storage System (BESS) in the City of Goleta. Coordinated with City staff and a large project team to obtain project permits. This Community Benefit Project will increase energy grid resilience in the West Goleta area and allow for the decommissioning of the Ellwood Peaker Plant once operational.

Storke Medical Center

Assisted with coordinating a submittal to the City of Goleta's Planning Department for the Storke Medical Center, which is an infill project consisting of two proposed medical office buildings in West Goleta. Prepared and submitted applications for removal of the parcel from Camino Real Specific Plan and a for creation of a new Development Plan to accommodate this community benefit project.

WORK EXPERIENCE:

Prior to Joining ***SEPPS***, Mr. Perez was a student at UCSB. While in school, Mr. Perez worked as a swim instructor for over three years, teaching toddlers and small children water safety and swimming techniques. During his senior year of college, Mr. Perez also worked as an environmental analyst for Wood Environment & Infrastructure Solutions, Inc. before coming to ***SEPPS*** in 2020.

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.

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, gardening, and traveling with family and friends.

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.

SUZANNE ELLEDGE
Founder

After 35 years in local land use planning, ***SEPPS*** Founder, Suzanne Elledge, retired in December 2021.

Establishing ***SEPPS*** in 1994 as a sole proprietorship in a one-room office with a handful of projects, Ms. Elledge presided over the company's steady growth into a thriving business with a stellar reputation.

Upon her retirement, Ms. Elledge reflected on her many years in the business:

> *I have been intensely satisfied by my work at **SEPPS** and consider its success to be a testament to, and a result of, our team's integrity, clear communication, sincere collaboration, dedicated service to clients, love of community, hard work, optimism, and fortitude.*
>
> *It has been a privilege to successfully guide a wide variety of projects through the development review process. From small jobs where regular folks were seeking to achieve a meaningful improvement to their home, business, or property, to complex institutional projects that make long lasting and positive contributions to our community.*
>
> *In addition to the profound gratitude I have for the **SEPPS** team, I am indebted to others who were critical in my professional development and eventual success. Early mentors who saw potential in me, inspired me, and provided opportunities for advancement; clients who entrusted me with their projects; private and public sector colleagues who worked together collaboratively and productively; and decision makers who listened closely and fairly evaluated project proposals.*
>
> *As I step aside, I am enthusiastic and confident about **SEPPS'** new chapter. The company continues to grow and thrive. Our team is a great combination of bright, rising stars who are eager to learn and grow professionally working alongside our seasoned superstars who are at the top of their game.*
>
> *Long term stability and financial strength will continue to be overseen by CFO, April Smith, who has the capability to manage the finances of a big corporation yet has been faithfully serving our small company as a stalwart advisor for more than 18 years.*
>
> *Fresh perspective and great new insights are provided by Principal Planner and Vice President, Steve Welton. With **SEPPS** for more than twenty years, Steve is flourishing in his new leadership role on the Board of Directors while continuing to manage some of **SEPPS'** most complex projects.*
>
> *And, leading **SEPPS** into the future is my trusted partner since 2005, a gifted planner and extraordinary woman, Laurel Perez is masterfully executing her new role as President. I am confident in the strong foundation we built together and now having transferred the reins into Laurel's deft hands, my heart is full and my mind at ease as she guides the **SEPPS** team into a new chapter of potential and opportunity.*
>
> *Godspeed my dear friends!*