

I, (print name) \_\_\_\_\_, affirm that I am at least 18 years of age and meet at least one of the following criteria:

- Resident:** Individual whose primary residence is located within the Ocean Beach Planning Area.
- Property Owner:** Sole or partial owner, or their employee, of real property in the Ocean Beach Planning Area.
- Local businessperson:** Local business or not-for-profit owner, operator, or designee at a non-residential real property address in the Ocean Beach Planning Area

My qualifying Ocean Beach address is: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Instructions

**Provide photo ID and proof of address in-person, or submit with your ballot as follows:**

1. Current and valid photo ID including, but not limited to:

- government issued identification card;
- student or employee identification card;
- insurance plan card; or
- identification card provided by a health club or commercial establishment;

2. Proof of address within the Ocean Beach Planning Area (see map on Official Print Ballot). Document must be dated within the previous 2 years and include your name:

- utility bill;
- bank statement; or
- document issued by a governmental agency.

For businesspersons: Business tax certificate or equivalent showing business address.

For non-profits: Funding document or a related document showing associated address.

For non-resident property owners: Document showing ownership and address of property.

**Your ballot and voter registration must be received before the following deadlines on Tuesday, March 4, 2025:**

by mail: Ocean Beach Planning Board  
(5pm deadline) 4976 Newport Ave. #133, San Diego, CA 92107

ballot drop box: Ocean Beach Business Center  
(5pm deadline) 4976 Newport Ave, San Diego, CA

in person at meeting: Ocean Beach Recreation Center (last room on left)  
(7:30pm deadline) 4726 Santa Monica Ave, San Diego, CA

## 2025 Official Print Ballot

(Or register and vote online at: [www.tinyurl.com/vote-obpb2025](http://www.tinyurl.com/vote-obpb2025))

1. Complete a voter registration form, including providing photo ID and proof of address to demonstrate eligibility. Download at: [www.oceanbeachplanning.org/elections/](http://www.oceanbeachplanning.org/elections/)

2. Ensure you have a qualifying address within the Ocean Beach Planning Area map, shown at right.

3. **Select up to (4) candidates including write-ins:**

- Chris Peregoy
- Barbara Guerra-Jankowski
- Christopher Chalupsky
- Chelsea Siefert
- Write-in candidate: \_\_\_\_\_
- Write-in candidate: \_\_\_\_\_
- Write-in candidate: \_\_\_\_\_
- Write-in candidate: \_\_\_\_\_

(Write-in candidates must submit an application before the conclusion of the March 4<sup>th</sup> Board meeting.)

4. Print and submit your ballot and voter registration. It must be received before the following deadlines on Tuesday, March 4, 2025:

by mail: Ocean Beach Planning Board  
(5pm deadline) 4976 Newport Ave. #133, San Diego, CA 92107

ballot drop box: Ocean Beach Business Center  
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## 2025 Election Candidate Statements

### **Chris Chalupsky (incumbent)**

For approximately the last 8 years Chris directed the Arts Program at San Diego International Airport with a focus on developing programming and partnerships with artists and arts organizations in the San Diego community. His 25+ years of experience in cultural arts and entertainment programming, including production and record label roles in the music industry of Los Angeles and New York, and staff for the City of Chicago's Department of Cultural Affairs & Special Events, reinforces the two through-lines of his life and career: creativity + community.

Chris moved to Ocean Beach in 2016 after he and his wife Ashely strategically chose OB as their new, and final home (having previously lived in LA, OC, NYC and CHI). They plan to raise their family here. Chris hopes to bring his passion and expertise in civic government and arts administration to the OBPB for the betterment of all Obecians. His mission is to enrich lives through collaborative arts-based approaches & projects of the highest caliber. He also has a personal interest in architecture.

Chris sits on the San Diego Regional Arts & Culture Coalition Steering Committee (SDRACC) and is a registered member of the American Society of Composers, Authors, & Publishers (ASCAP) and Songwriters of North America (SONA). He is a Minnesota native and an art creator himself, being a published songwriter and musician.

### **Chris Peregoy (incumbent)**

I have been in OB as a business owner for over 5 years now. As owner/operator of the Ocean Beach Business Center, I have the privilege of assisting our community with their day-to-day personal and business needs. As a member of the Planning Board, I look forward to working towards the long term betterment of Ocean Beach.

### **Barb Guerra-Jankowski**

Ocean Beach is more than just where I live—it's my forever home. After a career as a Project Management Professional, I retired and committed myself to giving back to this incredible community. I began by volunteering with the Ocean Beach Street Stewards, regularly cleaning several blocks to help keep our neighborhood beautiful. I'm also an active parishioner at Sacred Heart Church, where I serve in the garden ministry and other outreach efforts. I believe in preserving Ocean Beach's unique character by fostering long-term neighborhood stability. Strong communities are built when neighbors know each other, support one another, and take pride in where they live. I want to encourage policies that promote a sustainable, locally rooted workforce rather than a transient environment, ensuring that Ocean Beach remains a place where people can live and work. Serving on the Ocean Beach Planning Board would allow me to help maintain and protect the landscape of our community while ensuring that future developments align with the values that make OB special. I would be honored to contribute my experience and dedication to this role.

### **Chelsea Siefert (incumbent)**

Chelsea is a born and raised San Diegan who grew up in Escondido and has lived in Ocean Beach since 2008. She studied Marketing at SDSU, spent many years managing restaurants, including a local, and now extinct, popular chain restaurant (RIP Souplantation). For the past decade she's worked in healthcare staffing at one of the largest travel healthcare staffing firms in the country. Chelsea lives with her partner, Nick, and their 2 young children. They often visit the local restaurants and coffee shops around town, and every family member proudly boasts a "Nico's" sticker on their water bottles. She considers herself a "retired" beach volleyball player, but used to play regularly on the courts in OB and Mission Beach, and hopes to come out of retirement and get back out there one day.

Chelsea joined the board to stay connected with the community and become more involved in important matters happening within and around the neighborhood. She has 2 young children and is very passionate about keeping Ocean Beach a clean, safe, welcoming and laid-back community for families, friends and neighbors to enjoy for years to come.