



CERTIFICATION OF DESIGN REVIEW BOARD ACTION

FILE: Project 2025-0903 (5500 Grossmont Center)

MEETING DATE: June 23, 2025

SUBJECT: Consideration for the first phase of renovations of Grossmont Shopping Center (Phase 1) at 5500 Grossmont Center Drive, APNs 490-261-09-00 and 490-261-10-00 in the C-G-D (General Commercial/Grossmont Overlay/Urban Design Overlay) zone.

DETERMINATION: After reviewing the proposal, the Board made a motion to recommend approval of Project 2025-0903 based on plans stamped received by the City on June 13, 2025, and a materials board stamped received on March 21, 2025, and a finding that the project is consistent with the City's Urban Design Program and Grossmont Specific Plan Guidelines.

The vote on the motion was as follows:

Aye: Board Member Langdon, Board Member Morita, Director of Community Development Santos, and Assistant Director of Community Development Chavez

Nay: None

Absent: Chair Ruiz-Ostmeyer, and Board Member Morita

ATTEST:

Lynnette Santos
Director of Community Development



Exhibit A

**Project 2025-0903
Conditions of Approval**

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on June 13, 2025, consisting of sixty-six (66) sheets total, including Sheet 1 – Cover Page, Sheet 2 – Sheet Index, Sheet 3 – Principles, Sheet 4 – Vision, Sheet 5 – Overall Site Plan – Scope, Sheet 6 Overall Site Plan – ADA Stalls and Path of Travel, Sheet 7 – Accessible Parking Layout, Sheet 8 – Overall Landscape Site Plan, Sheet 9 – Color and Material Palette, Sheet 10 – Bldg. 9 North Facade: View 1 – Existing, Sheet 11 - Bldg. 9 North Facade: View 1 – Proposed, Sheet 12 - Bldg. 9 North Facade: View 2 – Existing, Sheet 13 - Bldg. 9 North Facade: View 2 – Proposed, Sheet 14 – Bldg. 9 North Facade: View 3 – Existing, Sheet 15 - Bldg. 9 North Facade: View 3 – Proposed, Sheet 16 - Bldg. 9 North Facade: Enlarged Plan, Sheet 17 - Bldg. 9 North Facade: Elevations (BW), Sheet 18 - Bldg. 9 North Facade: Elevations (Color), Sheet 19 - Bldg. 9 North Facade: Landscape, Sheet 20 - Bldg. 12 North Facade: Enlarged Plan, Sheet 21 - Bldg. 12 North Facade: Elevations (BW), Sheet 22 - Bldg. 12 North Facade: Elevations (Color), Sheet 23 - Bldg. 13 North Facade: View 4 – Existing, Sheet 24 - Bldg. 13 North Facade: View 4 – Proposed, Sheet 25 - Bldg. 13 North Facade: View 5 – Existing, Sheet 26 - Bldg. 13 North Facade: View 5 – Proposed, Sheet 27 - Bldg. 13 North Gateway: Existing And Proposed, Sheet 28 - Bldg. 13 North Facade: Enlarged Plan, Sheet 29 - Bldg. 13 North Facade: Elevations (BW), Sheet 30 - Bldg. 13 North Facade: Elevations (Color), Sheet 31 - Bldg. 13 East Facade: Enlarged Plan, Sheet 32 - Bldg. 13 East Facade: Elevations (BW), Sheet 33 - Bldg. 13 East Facade: Elevations (Color), Sheet 34 - Bldg. 13 North Facade: Landscape Plan, Sheet 35 - Entry Drive: Landscape Plan, Sheet 36 - Bldg. 9 & 12 East And West Facade: Enlarged Plan, Sheet 37A - Bldg. 9 & 12 East And West Facade: Elevations (BW), Sheet 37B - Bldg. 9 & 12 East And West Facade: Elevations (Color), Sheet 38 - Bldg. 9 & 12 East And West Facade: Landscape Plan, Sheet 39 - Bldg. 12 & 13 Main Paseo: Existing, Sheet 40 - Bldg. 12 & 13 Main Paseo: Proposed, Sheet 41 - Bldg. 12 & 13 Main Paseo: Enlarged Plan, Sheet 42 - Bldg. 12 East Facade: Elevations (BW), Sheet 43 - Bldg. 12 East Facade: Elevations (Color), Sheet 44 - Bldg. 13 West Facade: Elevations (BW), Sheet 45 - Bldg. 13 West Facade: Elevations (Color), Sheet 46 - Bldg. 12 & 13 Main Paseo: Landscape Plan, Sheet 47 - Bldg. 9 South Facade: Existing, Sheet 48 - Bldg. 9 South Facade: Proposed, Sheet 49 - Bldg. 9 South Facade: Enlarged Plan, Sheet 50 - Bldg. 9 South Facade: Elevations (BW), Sheet 51 - Bldg. 9 South Facade: Elevations (Color), Sheet 52 - Bldg. G North Facade: Elevations (BW), Sheet 53 - Central Plaza: Landscape Plan, Sheet 54 - Central Plaza: Landscape Plan, Sheet 55 - Central Plaza: Landscape Images, Sheet 56 - Lighting Schedule 1, Sheet 57 - Lighting Schedule 2, Sheet 58 - Lighting Plan: Overall, Sheet 59 - Lighting Plan: Central Plaza, Sheet 60 - Lighting Plan: Theater Paseo, Sheet 61 - Lighting Plan: Main Paseo, Sheet 62 - Civil Drawings - Grading Plan, and Sheet 63 - Civil Drawings - Storm Water.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.



3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.
6. The Owner shall waive any claims of liability against the City and indemnify, hold harmless and defend the City and City's employees regarding any component of the City's approval, and shall execute an indemnity agreement in substantially the form as provided by the Community Development Department prior to building permit issuance, initiating use in reliance of this permit, and the Community Development Director is hereby authorized to execute the same.



Agreement of acceptance

I accept all the requirements for the project indicated above. I am aware that permits might not be granted if the requirements are not fulfilled. I, the applicant, or my lawfully authorized agent, acknowledge and agree to all the above-mentioned requirements imposed by the City of La Mesa.

Business owner/ owner's Agent

Date

Applicant's name and title

Date