

MOTION

PUBLIC WORKS

For too many years, the old Montgomery Ward site at Roscoe Boulevard and Tobias Avenue stood vacant—an empty reminder of Panorama City's lost retail glory and a magnet for blight. Today, a new mixed-use, transit oriented community can deliver new shops, public-facing open space, and living-wage construction and operations jobs for our working-class families. The project advances reinvestment in a corridor that has waited far too long for renewal.

The Bureau of Engineering (BOE) is working to record the final tract map based on the approved Vesting Tentative Tract Map No. 74315 for the property at 14665-14697 W. Roscoe Boulevard, 8300-8406 N. Cedros Avenue, and 8321-8413 N. Tobias Avenue. The map proposes to merge a narrow north-south alley—already fenced off for over two decades—between Lots 118-132 west and Lots 73-79 east of Tract 3018, and to build a new, safer east-west alley that improves circulation for neighbors, emergency responders, and service vehicles. The new alley will be located running east-west between Lot 79 and Lot 80 of Tract 3018.

To keep this long-awaited project on schedule, the developer must begin grading and foundation work before the final tract map records. This requires a revocable permit that allows temporary closure, gating, excavation, and reconstruction of the alley while guaranteeing the City's ability to restore the right-of-way if the project stalls.

I THEREFORE MOVE that BOE be authorized to issue a revocable permit to ICON Panorama, or its designee, subject to the satisfaction of the conditions for issuing such permit, to close, fence, occupy, demolish, excavate, and commence construction of permanent improvements in the public right-of-way along portions of Lots 118-132 (west of Cedros Avenue) and Lots 73-79 (east of the ICON Panorama site), corresponding to the pending recordation of the final tract map for this site, based on the approved Vesting Tentative Tract Map No. 74315 at 14665-14697 W. Roscoe Boulevard, 8300-8406 N. Cedros Avenue, and 8321-8413 N. Tobias Avenue.

I FURTHER MOVE that the permit be conditioned on ICON Panorama or its designee conducting the following:

- posting a bond or other financial guarantee, in an amount determined by the BOE, sufficient to restore the alley and all affected public improvements to their current condition should the development fail to record the final tract map or otherwise not be completed.
- Submitting and obtaining approval from the Bureau of Street Services and the Department of Transportation of an alley closure plan

PRESENTED BY :


IMELDA PADILLA

Councilmember, 6th District

SECONDED BY:



ORIGINAL


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