



STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: TIM TUCKER, CITY ENGINEER

SUBJECT: VACATING A PORTION OF MUIR ROAD

RECOMMENDATION

Find that the vacation (abandonment) of a section of Muir Road is consistent with the City's General Plan.

PROJECT DESCRIPTION

Vacation of a portion of the Muir Road right of way between Arnold Drive and State Route 4 (Highway 4.)

SITE and CONTEXT DESCRIPTION

An unused portion of the Muir Road right of way, that predates the construction of Highway 4, abuts the Francis Shopping Center located at 1124 Arnold Drive (formerly 996 Arnold Drive.) The City has been requested to vacate this unused excess right of way. State codes require the Planning Commission make finding that vacating the right of way is in conformance with the City's General Plan.

BACKGROUND

Prior to construction of Highway 4, Muir Road was a main east – west connector through the area of Morello Avenue. With the construction of Highway 4 portions of Muir Road were realigned as a freeway frontage road along the southerly side of Highway 4. Arnold Drive was constructed as the frontage road along the northerly side of Highway 4.

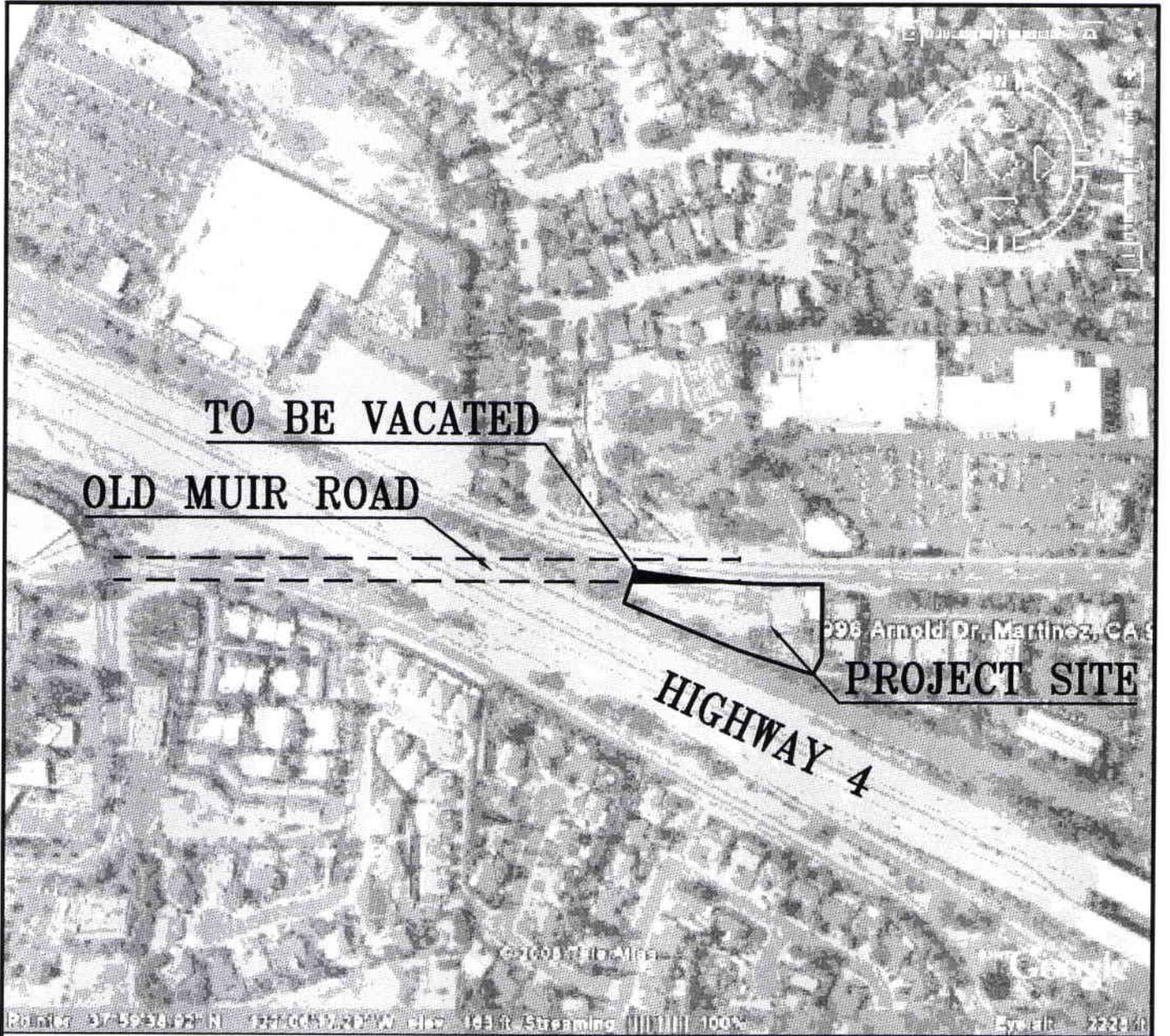
During the processing of the Francis Property Use Permit it was discovered a portion of the old Muir Road right of way still exists between Highway 4 and Arnold Drive. Should the City Council vacate the right of way the small sliver of property will be merged with the Francis property and perhaps allow for the installation of a few more parking spaces or better access to the proposed parking spaces. This area will remain a public utility easement.

STAFF ANALYSIS

The Muir Road right of way between Arnold Drive and Highway 4 is not needed for construction of roads shown in the City's General Plan Traffic element. Vacating the portion of Muir Road shown in the attachments is consistent with the City's General Plan.

EXHIBITS

- A. Location Map
- B. Plat of area to be vacated



TO BE VACATED

OLD MUIR ROAD

995 Arnold Dr. Martinez, CA

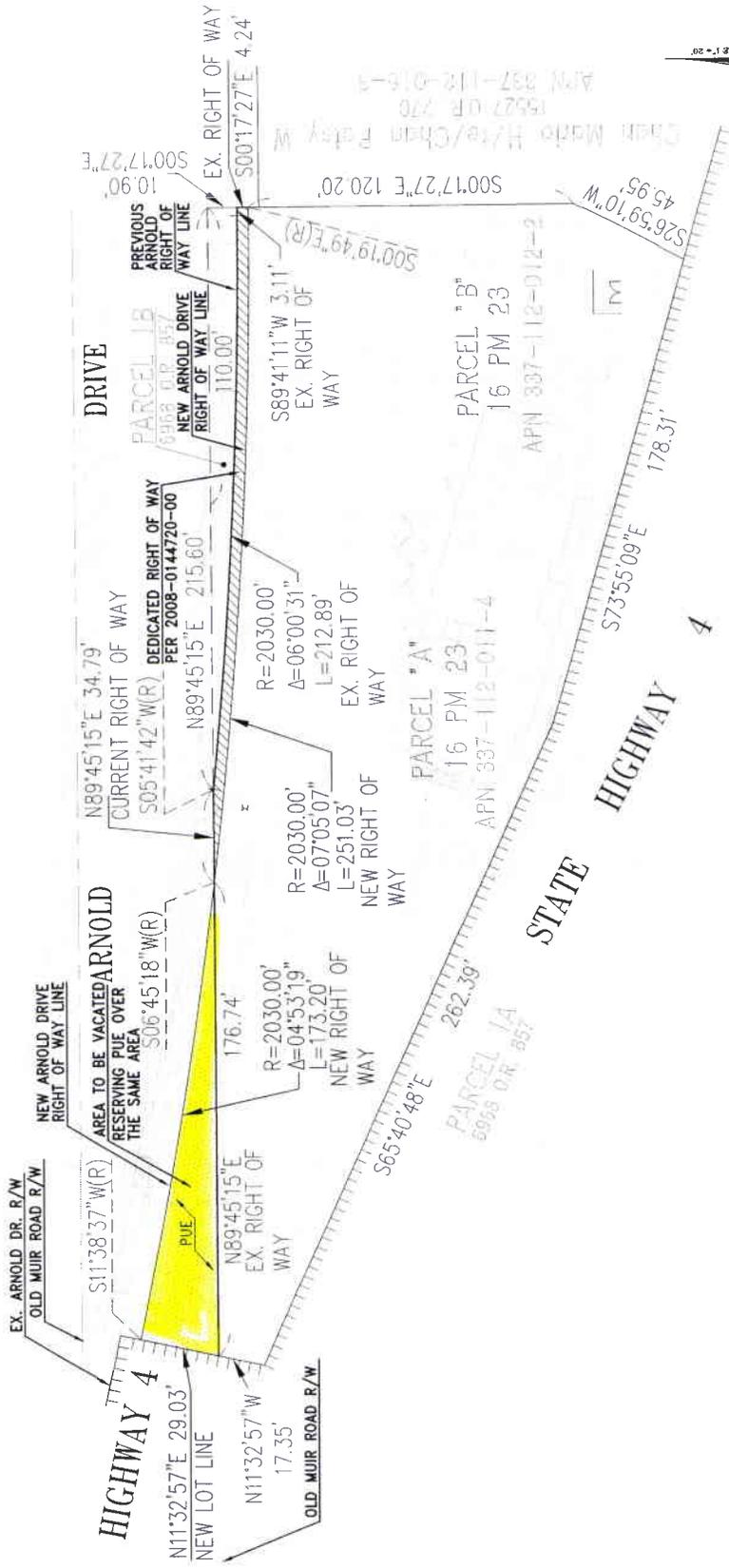
PROJECT SITE

HIGHWAY 4

FRANCIS
CITY OF MARTINEZ
CONTRA COSTA COUNTY - CALIFORNIA

Prepared By
Luk and Associates
Civil Engineers - Land Planners - Land Surveyors
738 Alfred Nobel Drive
Hercules, California 94547

JANUARY 12, 2009



PROPOSED RIGHT OF WAY VACATION AND DEDICATION

FOR

FRANCIS SHOPPING CENTER

996 ARNOLD DRIVE, MARTINEZ, CA 94553