



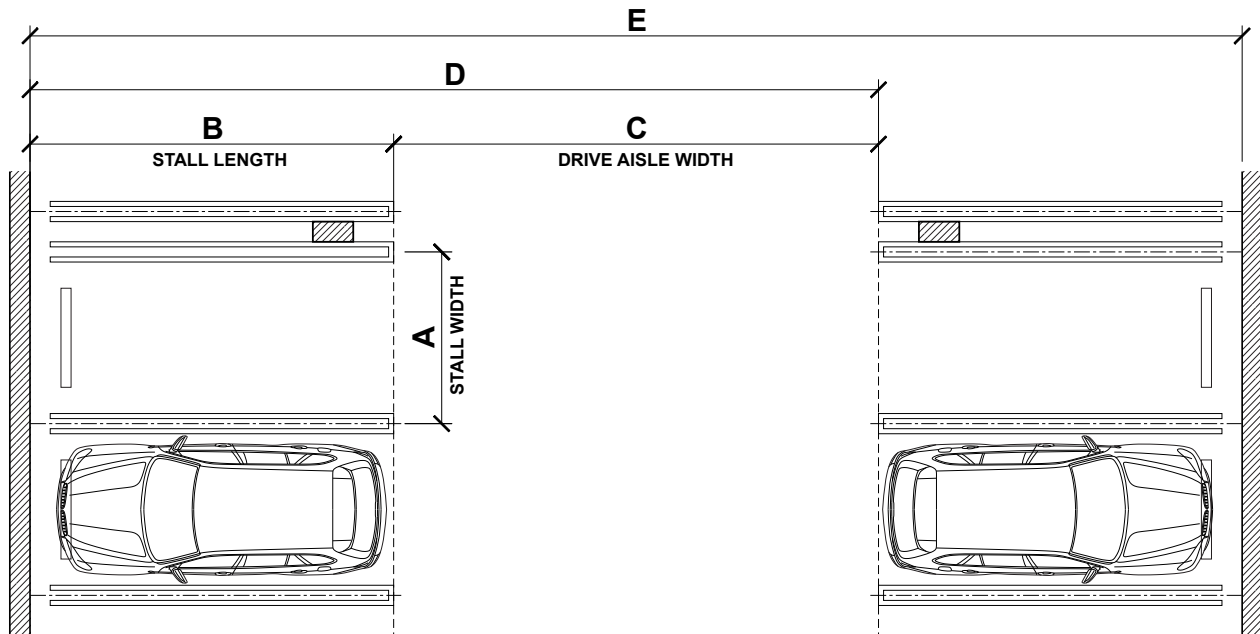
PARKING AREA DESIGN AND LAYOUT STANDARDS:

Parking Space and Lot Dimensions

Applicable Municipal Code: Section 19.28.090

90 Degree Parking

General Parking Space Requirements and Parking Area Dimensions. Individual parking spaces shall have the following minimum dimensions for stall width, length, drive aisle width, and overall maneuvering width.



Stall Width (A)	Minimum Stall Length (B)	Minimum Drive Aisle Width (C)	Minimum Overall Maneuvering Width (D)	Minimum Total Overall Maneuvering Width For Double Loaded Aisle (E)
8'-0" (Compact)	16'-0"	27'-0"	43'-0"	NOT PERMITTED
8'-6"	18'-0"	26'-0"	44'-0"	62'-0"
9'-0"	18'-0"	25'-0"	43'-0"	61'-0"
9'-3"	18'-0"	24'-6"	42'-6"	60'-5"
9'-6"	18'-0"	24'-0"	42'-0"	60'-0"
9'-9"	18'-0"	23'-6"	41'-6"	59'-6"
10'-0"	18'-0"	23'-0"	41'-0"	59'-0"
11'-0"	18'-0"	22'-6"	40'-6"	58'-6"
12'-0"	18'-0"	22'-0"	40'-0"	58'-0"



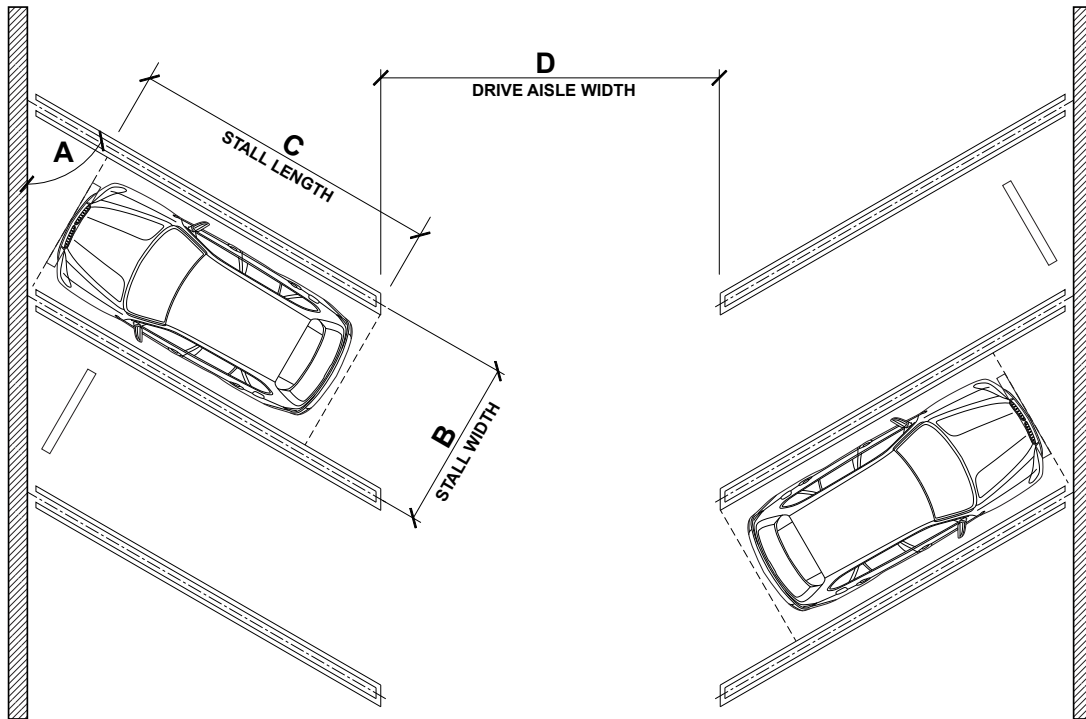
PARKING AREA DESIGN AND LAYOUT STANDARDS:

Parking Space and Lot Dimensions

Applicable Municipal Code: Section 19.28.090

Angled Parking

Parking dimensions changes depending on the angle and size of the parking stall. Building plans must adhere to the dimensions in the chart below to provide sufficient space to park the vehicles and for vehicles to move in and out of the parking structure.



Angle (A)	Minimum Stall Width (B)		Minimum Stall Length (C)		Minimum Drive Aisle Width (D)		
	Compact	Standard	Compact	Standard	Compact	Standard	Loading
75°	8'-6"	9'-2"	16'-0"	18'-8"	21'-0"	23'-0"	25'-0"
60°	9'-0"	9'-10"	16'-6"	19'-4"	18'-0"	20'-0"	22'-0"
45°	9'-6"	10'-6"	17'-0"	20'-0"	15'-0"	17'-0"	19'-0"



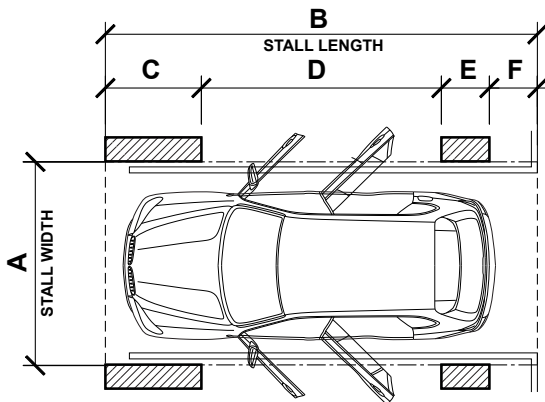
PARKING AREA DESIGN AND LAYOUT STANDARDS:

Parking Space and Lot Dimensions

Applicable Municipal Code: Section 19.28.090

Vertical Obstructions

Where vertical obstructions are located adjacent to a parking stall, the minimum parking stall width shall be 10 feet. Columns and other vertical obstructions may be permitted adjacent to parking stalls but may not impede into the minimum required stall width.

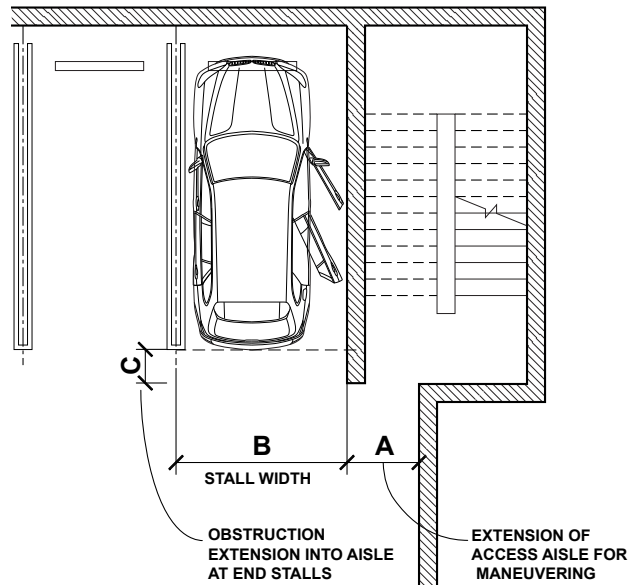


Name	Dimension
(A) Minimum Parking Stall Width	Varies
(B) Minimum Parking Stall Length	Varies
(C) Maximum Length of Permissible Adjacent Vertical Obstruction at Front of Stall	60"
(D) No Adjacent Vertical Obstructions Permitted	Varies
(E) Maximum Length of Permissible Adjacent Vertical Obstruction at Rear of Stall	30"
(F) Minimum Distance to Permissible Adjacent Vertical Obstruction at Rear of Stall.	18"

End Stall Conditions

For end stalls where a wall or vertical obstruction is located adjacent to a parking stall, the minimum parking stall width shall be 10 feet.

- a. For vehicular maneuverability while exiting end stalls, access aisles shall extend a minimum of 4 feet beyond the extent of the end stall.



Name	Dimension
(A) Minimum Extension of Access Aisle for Maneuvering	4'-0"
(B) Minimum Stall Width	10'-0"
(C) Maximum Obstruction Extension into Aisle at End Stalls	2'



PARKING AREA DESIGN AND LAYOUT STANDARDS:

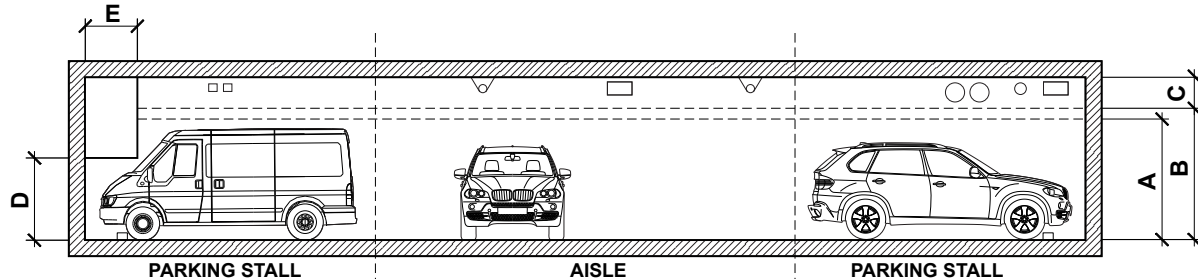
Parking Space and Lot Dimensions: Vertical Clearances

Applicable Municipal Code: Section 19.28.090

Vertical Clearance

A minimum height of 14 feet shall be maintained clear of obstructions from an exterior parking surface to any structure or landscape feature above that may interfere with the safe passage of vehicles, except within garages, carports, or parking structures.

- a. Vehicular circulation areas and aisles within garages, carports, and parking structures shall have a minimum unobstructed clearance of 8 feet 2 inches from the high point of any walking or driving surface to the bottom of any ceiling, beam, pipe, duct, or similar obstruction.
- b. Parking stalls within garages, carports, and parking structures shall have a minimum unobstructed clearance of 7 feet 6 inches from the high point of any walking or driving surface to the bottom of any ceiling, beam, pipe, duct, equipment, signage, sprinkler, or similar obstruction, except in the case of overhead storage above parking spaces.
- c. All entrances to and exits from vehicular circulation within parking structures shall have a minimum unobstructed vertical clearance of 8 feet 2 inches or the most current clearance determined for accessible routes as defined by California state disability requirements, whichever is the greater dimension, to maintain accessibility to parking spaces for persons with disabilities.
- d. Overhead storage above parking spaces is permitted as long as it does not encroach horizontally more than 3 feet 3 inches into the space from the rear wall and must be located a minimum of 5 feet above the high point of the walking or driving surface below. This may include storage shelves, racks, cabinets, and EV charging equipment, but not mechanical ducts, pipes, or sprinklers. Each parking space with overhead storage must have clearly visible signage indicating the presence of overhead obstructions and that only head-in parking is permitted.



	Name	Dimension
(A)	Minimum Vertical Clearance at Parking Stalls	7'-6"
(B)	Minimum Vertical Clearance at Circulation, Aisles, and Accessible Aisles and Stalls	8'-2"
(C)	Additional Vertical Clearance To Any Ceiling, Beam, Pipe, Duct, Equipment, Signage, Sprinkler, or Similar Obstruction	Varies
(D)	Minimum Height of Overhead Storage Above Finish Floor	5'-0"
(E)	Maximum Depth of Overhead Storage	3'-3"



PARKING STRUCTURE AND ROOFTOP PARKING STANDARDS:

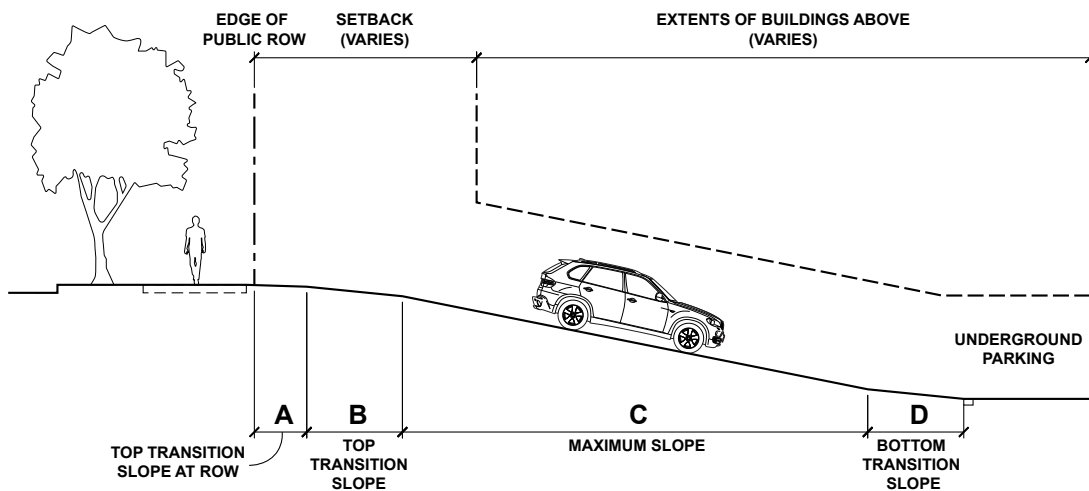
Driveway Slope

Applicable Municipal Code: Section 19.28.110

Driveway Ramp Slope

Driveway ramp slope shall not exceed 20 percent. Where driveway ramp slope exceeds 10 percent, a transition slope shall be provided for an eight-foot distance at the top and bottom of ramps equal to one-half of the maximum slope of the ramp. The five feet of driveway closest to the public right-of-way shall not exceed a slope of three percent.

- a. Where underground transformers are located beneath driveways, slope shall not exceed 2 percent, or the most current Southern California Edison (or other applicable utility) standard, whichever is smaller.



	Name	Minimum Length	Maximum Slope
(A)	Top Transition Slope at Public Right-of-Way	5'	3% (Where underground transformers are located beneath driveways, slope shall not exceed 2%, or the most current Southern California Edison (or other applicable utility) standard, whichever is smaller.
(B)	Top Transition Slope	8'	50% of Maximum Slope
(C)	Maximum Slope	Varies	20%
(D)	Bottom Transition Slope	8'	50% of Maximum Slope



DRIVEWAY STANDARDS:

Driveway Visibility

Applicable Municipal Code: Section 19.28.130

Driveway Visibility

To ensure clear sightlines, a visibility triangle in which no obstructions shall be present shall be defined as follows:

- For single driveways where the driver backs out onto the roadway, the minimum visibility triangle is drawn from nine (9) feet back from the public right-of-way to a distance of fourteen (14) feet from the line that is four (4) feet from the edge of the driveway on the left side of the driver.
- For single driveways meant for forward exit, the minimum visibility triangle is drawn from six (6) feet back from the public right-of-way to a distance of fourteen (14) feet from the line that is six (6) feet from the edge of the driveway on the right side of the driver.
- For double driveways, including those divided by a median, the minimum visibility triangle is drawn from six (6) feet back from the public right-of-way to a distance of fourteen (14) feet from the line that is six (6) feet from the edge of the driveway on the right side of the driver.
- If an adjoining property interferes with the visibility triangle, create a driveway setback which maintains the clearances stated in items a-c for clear sightlines.
- Within this triangular zone there shall be no obstructions, including walls, fences, hedges, and base landscaping, that are over twenty-eight (28) inches in height. Tree foliage, when present, shall provide a minimum of six (6) feet of clear visibility from street grade.

Figure 1: Forward Exit

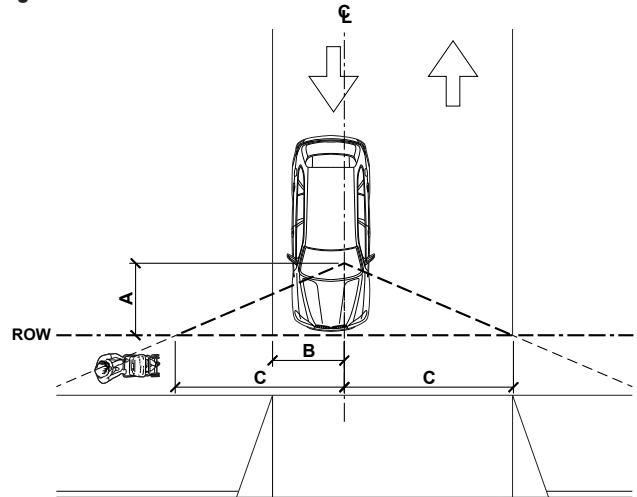
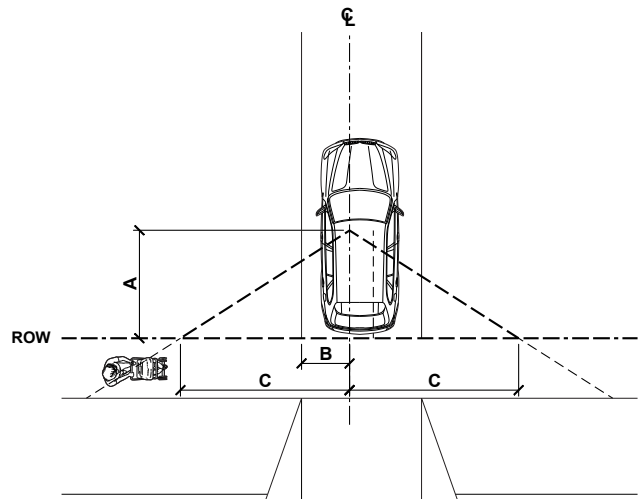


Figure 2: Backward Exit



Scenario	Distance from Public Right-of-Way (A)	Distance from Edge of Driveway to Centerline of Driver (B)	Distance from Centerline of Driver (C)
Forward Exit	6'	6' (On Right Side of Driver)	14'
Backward Exit	9'	4' (On Left Side of Driver)	14'



DRIVEWAY STANDARDS:

Driveway Visibility: Examples of Applications

Applicable Municipal Code: Section 19.28.130

Figure 1: Forward exit

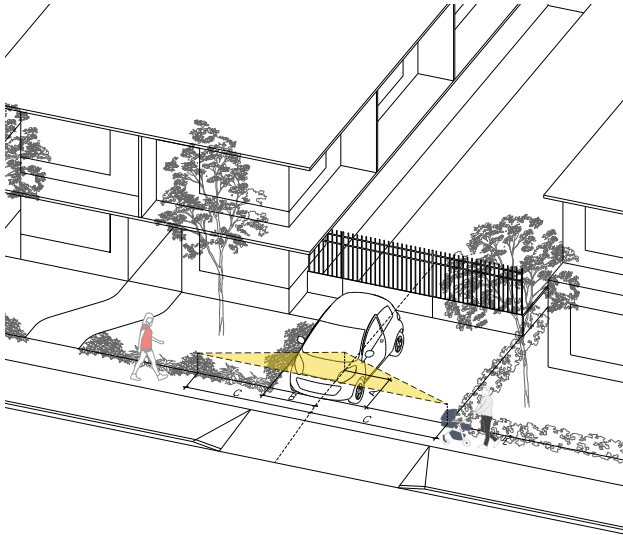


Figure 2: Backward exit

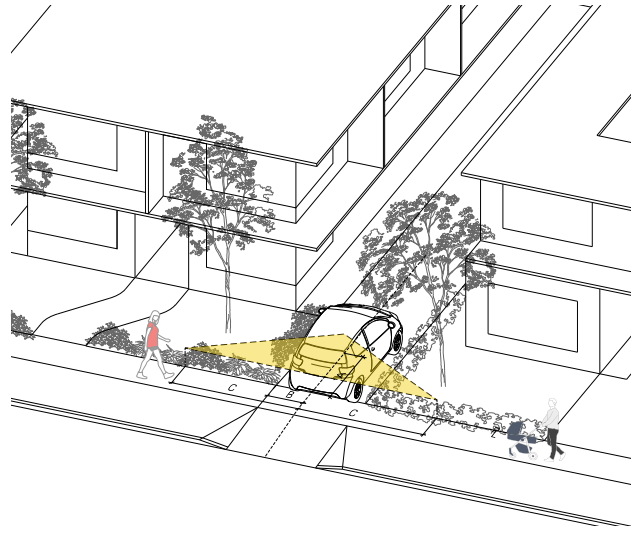
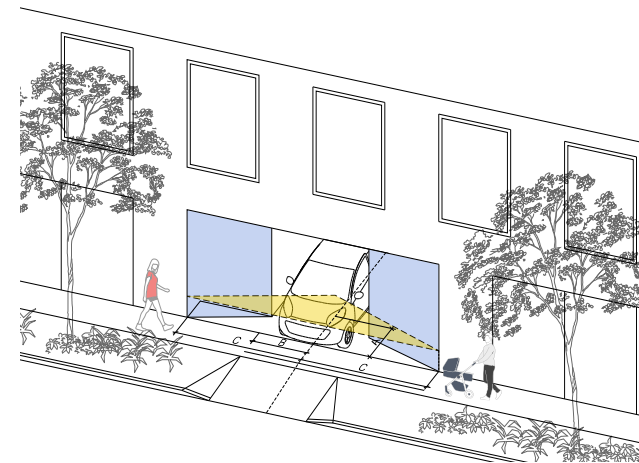


Figure 3: Forward exit for buildings with no setback





PARKING AREA DESIGN AND LAYOUT STANDARDS:

Parking Area Design and Layout Standards. Mechanical Parking Lifts

Applicable Municipal Code: Section 19.28.090

Mechanical Parking Lifts

Mechanical parking lifts shall include sufficient overhead clearances, when occupied with vehicles for the operation of sprinkler systems, if applicable.

- a. For all mechanical parking lift systems, the lower lift level shall have a minimum unobstructed clearance height of 7 feet. The upper level shall have a minimum unobstructed clearance height of 6 feet 6 inches. Obstructions such as mechanical ducts, pipes, sprinklers, or electrical equipment may not be located within this zone, and additional vertical clearance shall be provided for these elements if present.
- b. Minimum Width and Length of Parking Space. Parking spaces in mechanical lift systems shall comply with subsection (B)(1) (Parking Area Design and Layout Standards) of this code.
- c. For all mechanical parking lift systems, minimum clear width between vertical structural supports shall be 8 feet.

