



8130 ALLISON AVENUE, LA MESA, CA 91941 • 619-667-1177

Private driveways within or serving any residential development shall be designed and constructed in accordance with the following standards;

1. **Driveway Locations:**

- a. No driveway shall be located so as to interfere with intersecting sidewalks, traffic signals, lamp posts, fire hydrants, or utility poles.
- b. No portion of a driveway shall be permitted within curb returns or within 3 feet of a regulatory device and shall also be at least 2 feet from the projection of such device.
- c. Driveway aprons shall be located at least 3 feet from the side property line.

2. **Driveway Widths & Lengths:**

- a. Single family dwellings where the garage fronts directly on the street (property) line, shall have a driveway apron and paved width of not less than 14 feet, nor more than 20 feet measured at bottom of curb. Where a fee strip (panhandle or flag lot) serves a single-family dwelling, said strip should not be less than 14 feet paved. For side entry garages a minimum backing space of 25' is required.
- b. Short Driveways *(lengths; $\geq 20'$ to $< 150'$);
 - 1. Shall not measure less than 20 feet from face of curb to the garage door.
- c. Long Driveways *(lengths $\geq 150'$);
 - 1. Shall provide an approved fire apparatus turn around (see attached).
- d. Driveways serving panhandle or easement access lots shall be located within easements with the following minimum widths:

**Easement serving one
single-family residence: 14'-0"**

**Easement serving two
or more residences: 22'-0"**

- e. Commercial driveway widths are 14 feet minimum and 35 feet maximum, measured at bottom of curb.

**Note: Length definition is based on Fire Code access and turn around requirements that become effective at 150 feet.*

3. **Driveway Slopes:**

- a. Maximum driveway slope in the public right-of-way is 10% and 5% immediately on site (see Section 3c and Figure 1).
- b. Maximum slope for any portion of a driveway on-site is 14% and up to 20% for long driveways of single family detached dwellings, **subject to the approval of the City of La Mesa Fire Department.**
- c. Driveways rising up to the public right-of-way shall have a transition section not less than 16 feet in length measured from the back of the sidewalk (face of curb in areas with no sidewalk), with a slope not exceeding 5% to provide adequate visibility for the driver (see **Figure 1**).

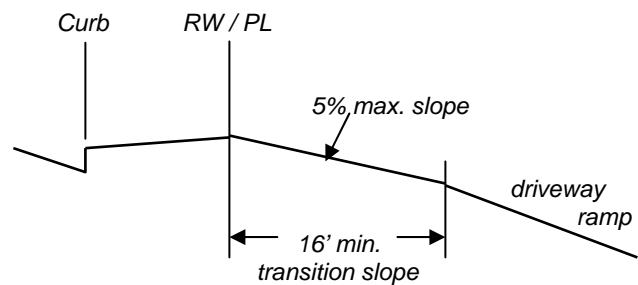


Figure 1 – Driveways Rising to R/W

- d. Driveway slopes shall not be constructed in such a manner to create grade breaks resulting in angles of approach in excess of 14%, exceeding the limitations of Fire Department apparatus. All grade breaks shall transition with a minimum 10-foot vertical curve. A minimum length of 16 feet shall be maintained between grade breaks.
- e. Minimum slope at the face of the garage should be 2% away from the garage for a minimum of 5 feet.

4. **Driveway Surfacing:**

- a. Portland Cement Concrete (PCC) shall extend from curb face to property line where PCC curb and gutters are used.
- b. Where PCC curbs are not installed, driveway approaches shall be constructed of asphaltic concrete and shall extend from the edge of the traveled way to the property line.

- c. All driveways, parking areas, and access thereto shall be paved with not less than 2 inches of asphaltic concrete over 4 inches of decomposed granite or equivalent base, or 5½ inches of PCC on a suitable base.
- d. Driveway slopes in excess of 12%, when allowed, shall be surfaced with 5½ inches of PCC on a suitable base, with a deep broom finish perpendicular to the direction of travel.

5. **Standards:**

- a. Refer to *San Diego Regional Standard Drawings G-14A thru D, G-15 and G-16* for supplemental information regarding driveway design standards and locations.

**NOTE: These driveway standards are applicable for the majority of existing conditions within the City of La Mesa. The City does recognize that there may be existing conditions where the above design criteria may not apply and special consideration may be approved at the discretion of the City Engineer.*