

PLANTING PLAN

PLANT LIST AND LEGEND	DATE	REVISED
<p>PLANT LIST AND LEGEND</p> <p>1. PLANTING PLAN</p> <p>2. PLANTING PLAN</p> <p>3. PLANTING PLAN</p> <p>4. PLANTING PLAN</p> <p>5. PLANTING PLAN</p> <p>6. PLANTING PLAN</p> <p>7. PLANTING PLAN</p> <p>8. PLANTING PLAN</p> <p>9. PLANTING PLAN</p> <p>10. PLANTING PLAN</p>	11/15	11/15

PLANTING NOTES

1. All plants shall be installed by the contractor.
2. All plants shall be installed by the contractor.
3. All plants shall be installed by the contractor.
4. All plants shall be installed by the contractor.
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9. All plants shall be installed by the contractor.
10. All plants shall be installed by the contractor.

PLANTING PLAN



PLANTING PLAN

FIRST INTERSTATE BANK
21st & K St
OFFICE # 704

SHADE STUDY CALCULATIONS
PAVID ANIA
SHADE PROVIDED
SUNSHINE
SUNSHINE
SUNSHINE
SUNSHINE

SITE IMPROVEMENTS

1. PLANTING PLAN

2. PLANTING PLAN

3. PLANTING PLAN

4. PLANTING PLAN

5. PLANTING PLAN

6. PLANTING PLAN

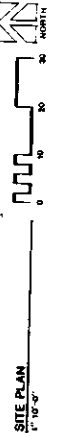
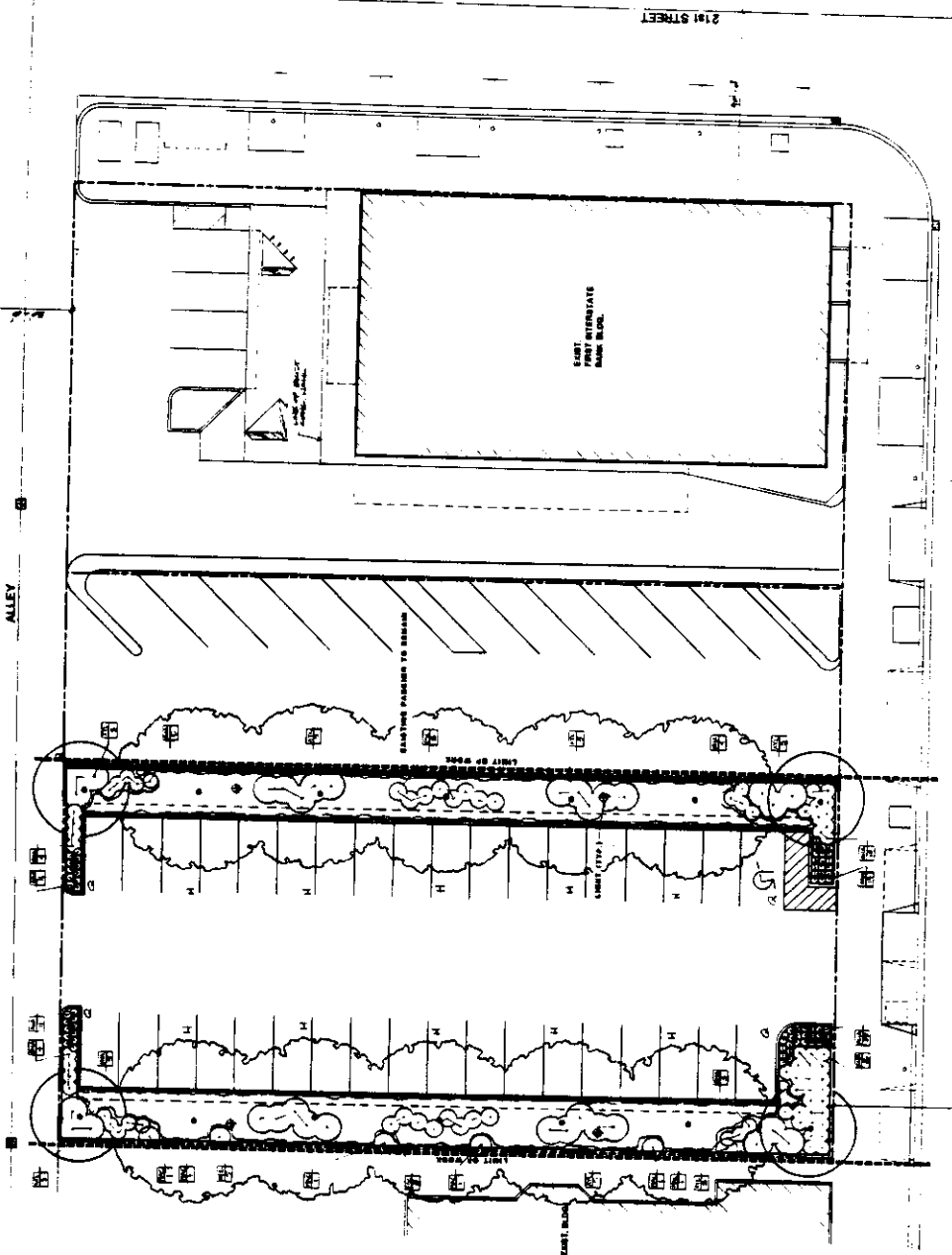
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8. PLANTING PLAN

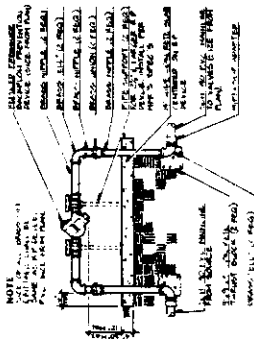
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10. PLANTING PLAN

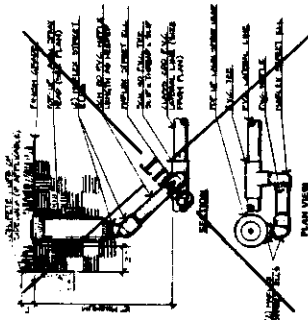
DATE	10/12/90
PROJECT	DR90-333
SCALE	1" = 10'-0"



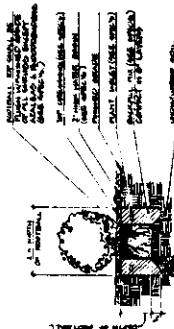
11-20-90
184
2-20-91
4-4-91



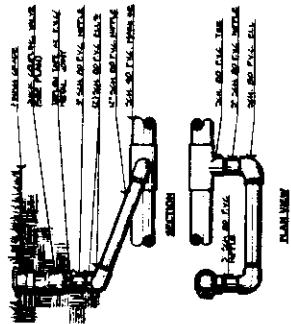
A R.P. BACKFLOW DEVICE
NOT TO SCALE



E SPRAY HEAD
NOT TO SCALE

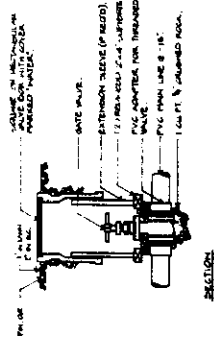


I SHRUB PLANTING
NOT TO SCALE

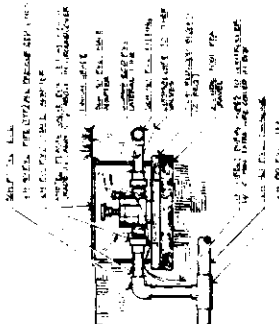


F QUICK COUPLER
NOT TO SCALE

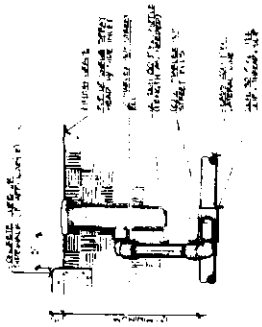
B GATE VALVE
NOT TO SCALE



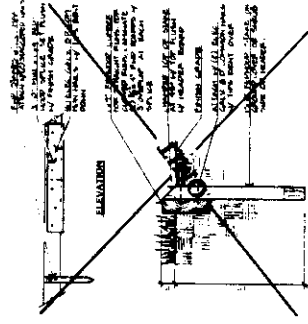
C REMOTE CONTROL VALVE
NOT TO SCALE



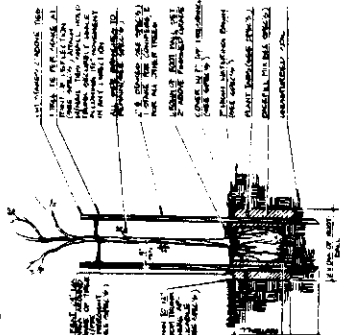
D 12" POP-UP SPRAY HEAD
NOT TO SCALE



G REDWOOD HEADERBOARD
NOT TO SCALE

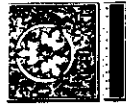


H TREE STAKING
NOT TO SCALE



1. CONSULTATION SET
2. BID SET
3. PLANS FOR CONSTRUCTION
4. CONTRACT DOCUMENTS

111 Central Expressway
Suite 200
San Jose, CA 95128
Tel: 415/353-1111



LANDSCAPE DETAILS

FIRST INTERSTATE BANK

SITE IMPROVEMENTS

111 Central Expressway
Suite 200
San Jose, CA 95128
Tel: 415/353-1111

NO.	DATE	DESCRIPTION
1	10/11/91	ISSUED FOR PERMIT
2	10/11/91	ISSUED FOR CONSTRUCTION
3	10/11/91	ISSUED FOR RECORD

11-20-90
1-2-91
3-14-91
4-11-91

24 5

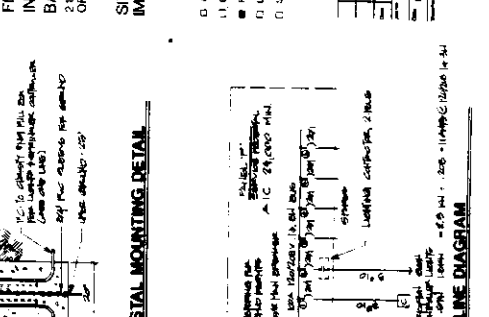
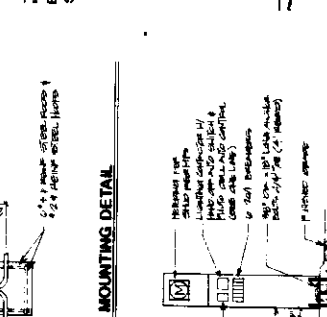
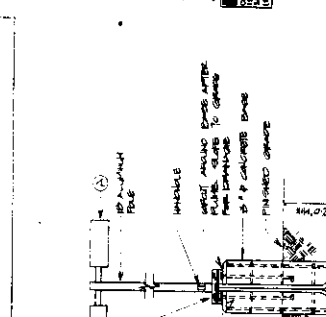
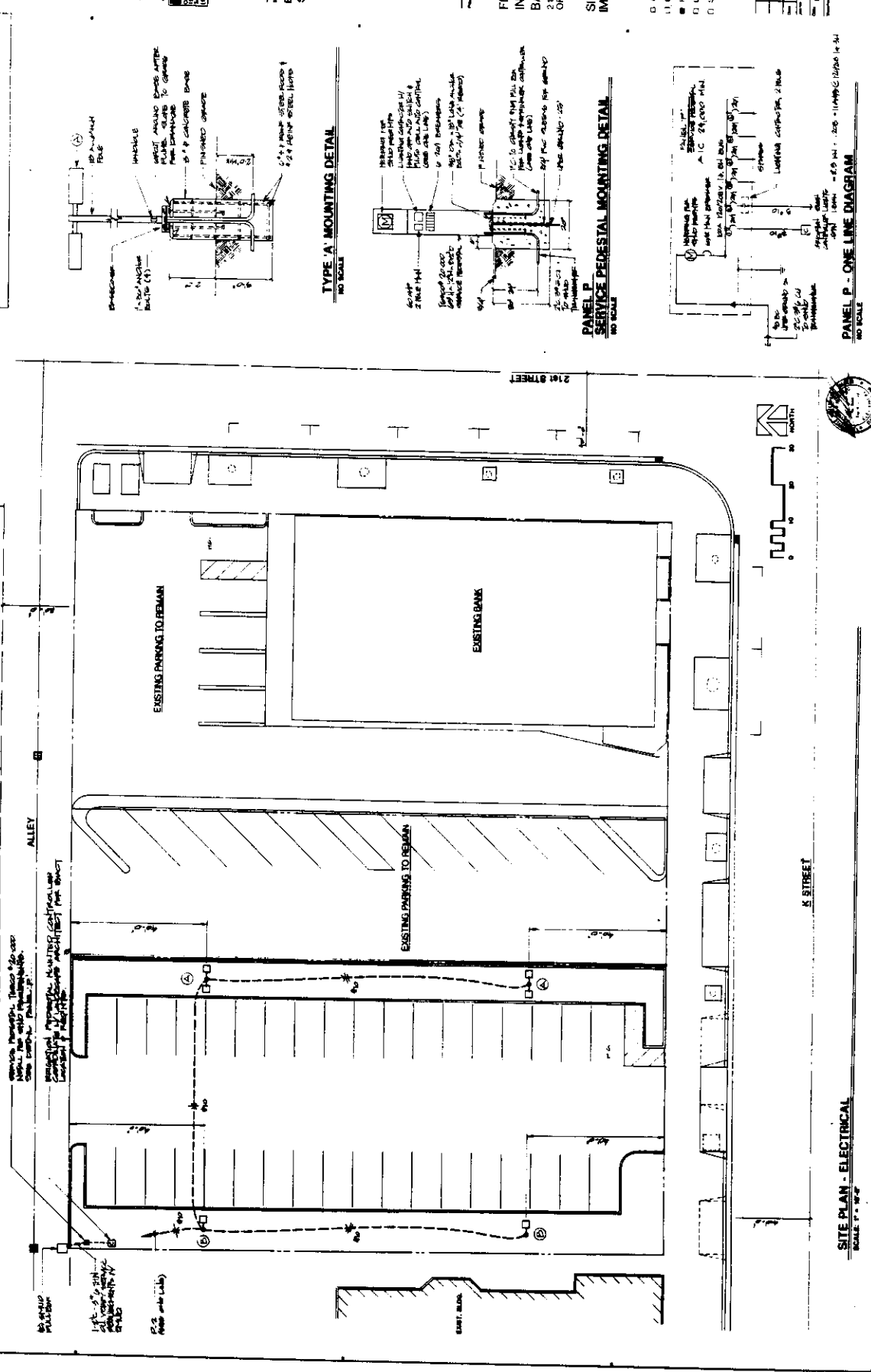
11-28-90
16-11-91
3-14-91 GPC

FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	REMARKS
A	FLUORESCENT LIGHT FIXTURE	GENCO	4' x 2' T8	10	EXISTING
B	FLUORESCENT LIGHT FIXTURE	GENCO	4' x 2' T8	10	NEW

SYMBOL LIST

SYMBOL	DESCRIPTION
□	NEW MOUNTING BRACKET
○	EXISTING MOUNTING BRACKET
⊙	NEW MOUNTING BRACKET WITH LIGHT
⊚	EXISTING MOUNTING BRACKET WITH LIGHT
⊛	NEW MOUNTING BRACKET WITH LIGHT AND SWITCH
⊜	EXISTING MOUNTING BRACKET WITH LIGHT AND SWITCH



ELECTRICAL SITE PLAN

DATE: 11-28-90
DRAWN BY: GPC
CHECKED BY: [Signature]

PROJECT: [Project Name]

CLIENT: [Client Name]

LOCATION: [Address]

SCALE: 1/8" = 1'-0"

CONTRACTOR INFORMATION

NAME: [Contractor Name]
ADDRESS: [Contractor Address]
PHONE: [Contractor Phone]

PERMIT INFORMATION

PERMIT NO.: [Permit Number]
ISSUED: [Permit Issue Date]

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ELECTRICAL CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL STREETS AND ALLEYS.

6. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

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NAME: [Contractor Name]
ADDRESS: [Contractor Address]
PHONE: [Contractor Phone]

PERMIT INFORMATION

PERMIT NO.: [Permit Number]
ISSUED: [Permit Issue Date]

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1. ALL PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.

2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.

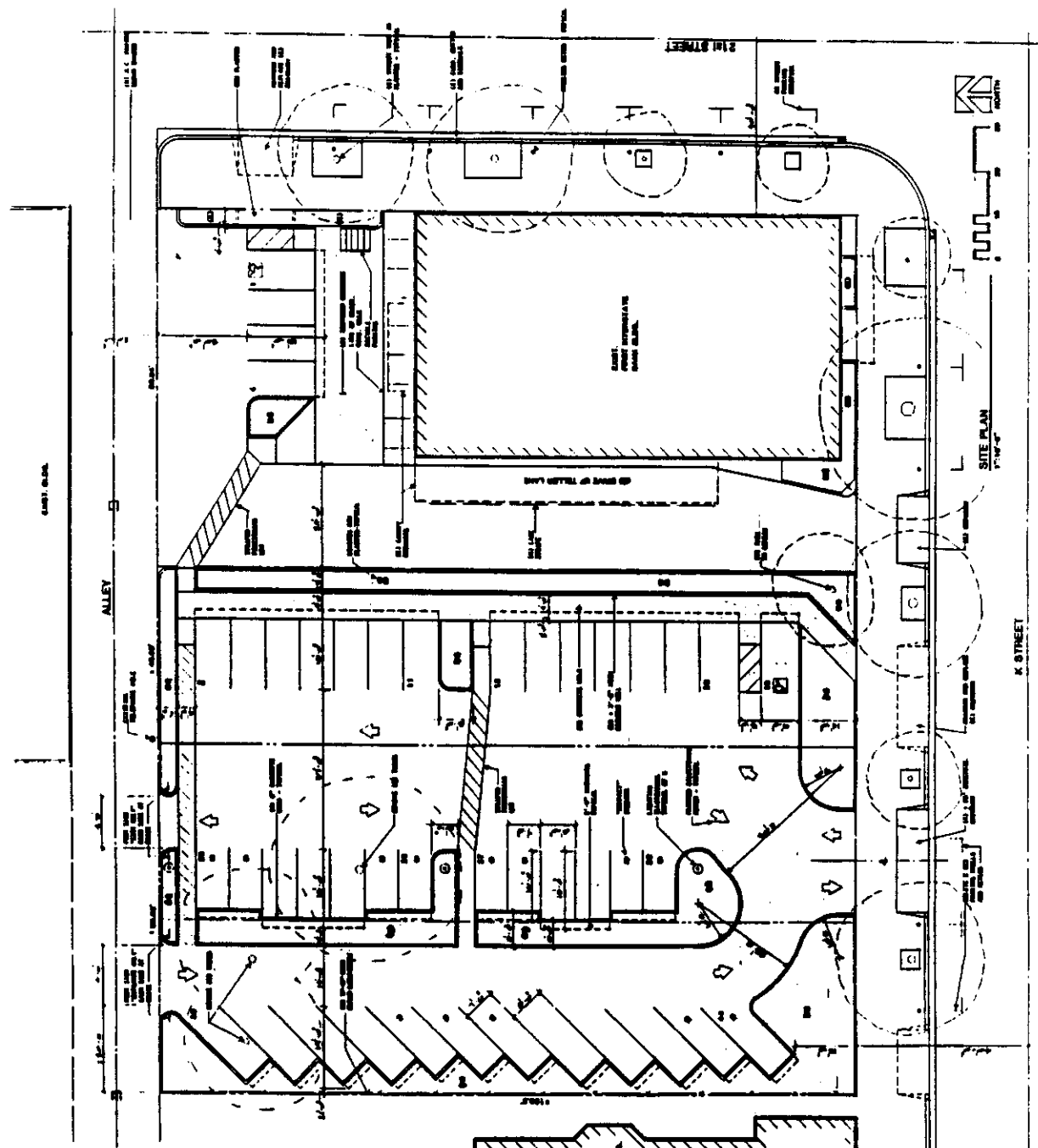
SITE PLAN

FIRST INTERSTATE BANK
214 S. K. & K. OFFICE # 706

SITE IMPROVEMENTS

- CONSTRUCTION IN
- NOT SET
- PLAN CHECKS SET
- DESIGN INTERLOCK
- ACCURATE

DATE	BY
10/11/90	J. J. [unclear]
10/11/90	J. J. [unclear]
10/11/90	J. J. [unclear]



PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.

DR 89-146 * PREVIOUS APPROVAL ~~5-17-89~~
DR90-333 11-28-90

1-8-91 3-14-91 CPC

ITEM 7
Item No. 12





DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1023 J STREET
SUITE 200
SACRAMENTO, CA
95814-2819

916-449-5307
FAX 916-449-8750

TRANSPORTATION DIVISION

March 12, 1991

MEMORANDUM

To: Planning Department Staff

From: Kimland M. Yee, Associate Engineer, Transportation Division *Kim*

Subject: PARKING LOT ON THE NORTH SIDE OF K STREET BETWEEN 20TH AND 21ST STREETS (DR 90-333)

The driveway as shown on applicant's proposed parking lot will require the use of K Street for the circulation between the existing parking and proposed parking lot, thus creating traffic operations problems on the street.

The Transportation Division recommends the denial of the proposed driveway and the closure of all existing driveways adjacent to the proposed parking lot on K Street and the redesigning of the parking lot to provide circulation on site between the two parking lots.

KY:lo
KY2:03.lo

cc: Marilyn Kuntemeyer, Supervising Engineer
 David T. Cullivan, Senior Engineer
 Richard B. Hastings, Senior Planner
 Randolph Lum, Associate Planner
 Paul R. Favilla, Assistant Civil Engineer

DR90-333

April 11, 1991

#2

IRRIGATION LEGEND:

1. IRRIGATION SYSTEM	2. IRRIGATION SYSTEM	3. IRRIGATION SYSTEM	4. IRRIGATION SYSTEM
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97. IRRIGATION SYSTEM	98. IRRIGATION SYSTEM	99. IRRIGATION SYSTEM	100. IRRIGATION SYSTEM

P.O.C.
 POINT OF CONNECTION
 TO EXISTING IRRIGATION SYSTEM
 AT THE INTERSECTION OF
 21st STREET AND K STREET

IRRIGATION NOTES

1. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN MANUAL, 1990 EDITION, PUBLISHED BY THE IRRIGATION ENGINEERING SOCIETY OF AMERICA.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE THE ENTIRE AREA OF THE PROJECT.

3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE THE ENTIRE AREA OF THE PROJECT.

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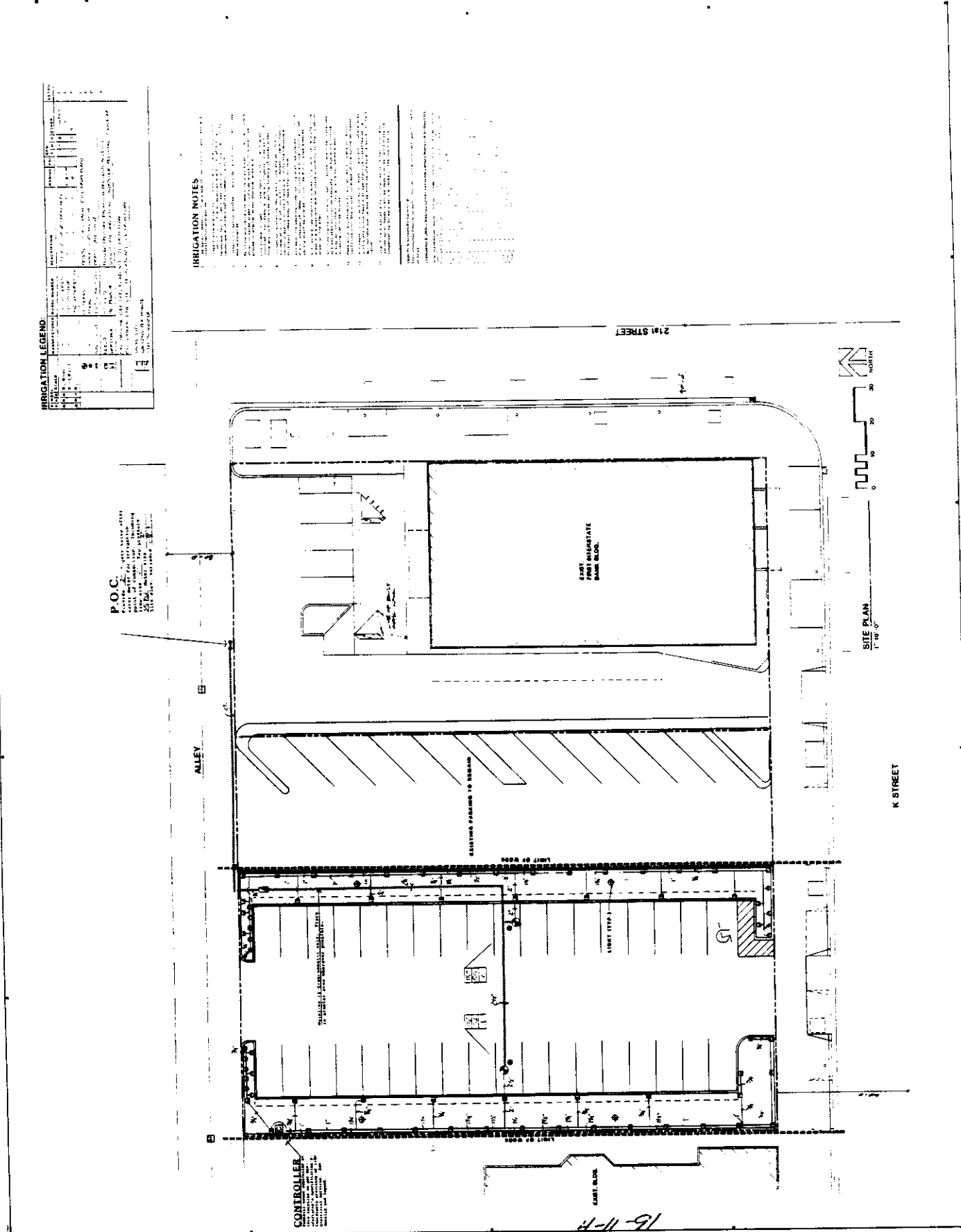
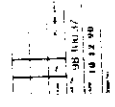
8. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE THE ENTIRE AREA OF THE PROJECT.

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IRRIGATION PLAN

FIRST INTERSTATE BANK
 21st & K St
 OFFICE 21st St
 SITE IMPROVEMENTS



Handwritten initials and marks at the bottom right corner.

FIRST INTERSTATE BANK SITE IMPROVEMENTS 21st & Kst. OFFICE

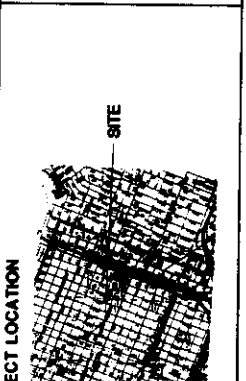
GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, CALIFORNIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AS ADOPTED BY THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY, CALIFORNIA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
11. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

**2031 K STREET
SACRAMENTO, CA.**

PROJECT DATA

OWNER: SACRAMENTO COUNTY
 CONTRACT NO.: 90-00333
 BIDDING DATE: 11/28/90
 BIDDING TIME: 10:00 AM
 BIDDING PLACE: SACRAMENTO COUNTY OFFICE
 BIDDING PERIOD: 11/28/90 TO 12/5/90
 BIDDING HOURS: 9:00 AM TO 5:00 PM
 BIDDING DAY: MONDAY THROUGH FRIDAY
 BIDDING ADDRESS: SACRAMENTO COUNTY OFFICE, 1000 J STREET, SACRAMENTO, CA 95833
 BIDDING PHONE: (916) 441-2000
 BIDDING FAX: (916) 441-2000
 BIDDING E-MAIL: BIDDING@SACRAMENTO.CA.GOV

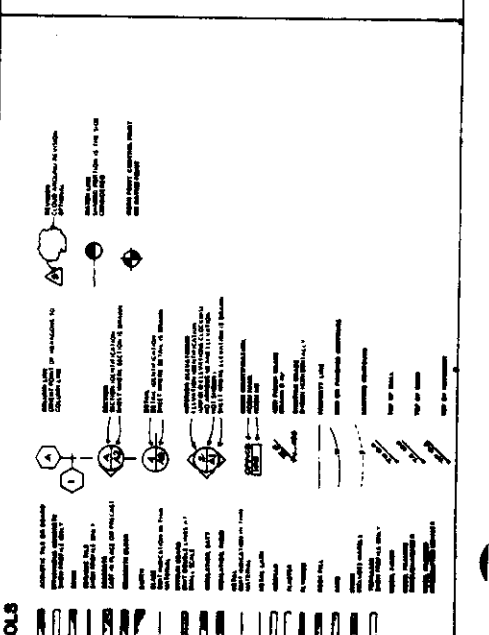


CONSULTANTS

ARCHITECT: [Name]
 ENGINEER: [Name]
 LANDSCAPE ARCHITECT: [Name]
 CIVIL ENGINEER: [Name]
 ELECTRICAL ENGINEER: [Name]
 MECHANICAL ENGINEER: [Name]
 PLUMBING ENGINEER: [Name]

INDEX TO DRAWINGS

1. SITE PLAN
 2. ARCHITECTURAL
 3. MECHANICAL
 4. ELECTRICAL
 5. PLUMBING
 6. LANDSCAPE ARCHITECTURE



ABBREVIATIONS

A list of abbreviations used throughout the drawings, such as 'A/C' for Air Conditioning, 'E' for Electrical, and 'M' for Mechanical.

NO.	DESCRIPTION	DATE
1	Site Plan	11/28/90
2	Architectural	12/5/90
3	Mechanical	12/12/90
4	Electrical	12/19/90
5	Plumbing	12/26/90
6	Landscape Architecture	1/2/91

FIRST INTERSTATE BANK
 21st & Kst
 OFFICE # 708

SITE IMPROVEMENTS

DATE: 11/28/90
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

CS

COVER SHEET

111 Colusa Center
Colusa, CA 95925
916 338 7722

777 California Street
San Francisco, CA 94109
415 398-7311

SITE PLAN
DETAILS

FIRST
INTERSTATE
BANK

211 N. & K ST
OFFICE # 700

SITE
IMPROVEMENTS

CONSTRUCTION SET
NO. 5/11
PLAN NUMBER 011
DATE 08/21/81
DRAWN BY M. L. GARDNER

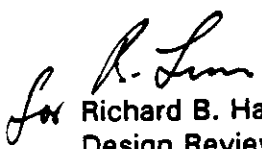
NO.	DATE	DESCRIPTION
1	08/21/81	ISSUED FOR PERMIT

A-1

Approval is based on the following findings of fact:

1. The project, as conditioned, will blend into the surrounding area.
2. The project, as conditioned, conforms with the Board's design criteria.

Respectfully submitted,



Richard B. Hastings
Design Review/Preservation Director

RBH:RL:rl

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

FINAL PLANS SUBMITTED TO THE CITY FOR A BUILDING PERMIT WILL INCLUDE ALL CHANGES REQUIRED AS CONDITIONS OF APPROVAL BY THE BOARD. THE CHANGES WILL BE SHOWN BY DRAWING REVISIONS AND/OR BY NOTATION, WHICHEVER IS MORE APPLICABLE. PLANS WHICH HAVE OMISSIONS WILL BE RETURNED TO THE APPLICANT FOR CORRECTION AND WILL NOT BE PROCESSED. THE APPLICANT IS RESPONSIBLE FOR ANY TIME LOST DUE TO INCOMPLETE PLANS. NO EXCEPTIONS WILL BE MADE.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

- 3. The previous approval included a low masonry wall between the existing off-site parking lot and the drive-thru lane that would have directed pedestrians to the street sidewalk or to a marked crosswalk that was to be located at alley. An existing six-foot chainlink fence along the property line between the proposed new parking lot and the existing off-site parking lot could function similarly, if retained as part of the current proposal. The plans, however, make no reference to the presence of the existing fence, the intent to retain or remove that fence, or the possibility of new fencing. Although a planter is proposed, it can be assumed that some customers will not be deterred from walking over the planting.

Staff considers fencing desirable for directing customer between the proposed parking and the bank entrances. However, the fact remains that there is no existing physical separation between the existing off-site parking and the drive-thru lanes. Thus, the customers coming from the new lot by way of the alley will be able to reach the entrances by crossing the existing parking and by any point along the drive-thru lanes. The Board may wish to further examine this situation.

STAFF RECOMMENDATION: Staff recommends that the Board approve the proposed project subject to the following conditions:

- 1. There shall be no direct access between the new parking lot and K Street. Cross access between parking lots is encouraged. Redesign is subject to staff review and approval.
- 2. No trees, on the site or off, may be eliminated without consent of the City Arborist. Any realignment of ingress/egress points shall be subject to staff review and approval.
- 3. If driveway access on K Street is permitted, a finger planter shall be located halfway back along each row of parking to effectively foreshorten the view of the parking from the K Street driveway opening.
- 4. Fencing, existing or new, shall be maintained along the east property line of the new parking lot, except as may be necessary for possible cross vehicle access to the existing adjacent parking lot. Any new fencing shall be an upgrade to the existing chainlink fence and shall be subject to review and approval by staff.
- 5. The landscaping in the planter fronting the K Street right-of-way shall be revised to provide somewhat higher and somewhat denser screening of the parking lot. A walkway shall be provided between the new parking and the public sidewalk. Final landscape and irrigation plans shall be submitted for the review and approval of both the Board landscape architect member and staff.
- 6. Any driveways that are abandoned shall be replaced with the standard curb, gutter, and sidewalk.
- 7. The approval shall be deemed automatically revoked unless required permits have been issued and construction begun within two years of the date of the approval. Prior to expiration, an extension of time may be granted by the Board upon written request of the applicant.

Approved by Board on 2/20/91. RL:hp

Continued to 1/30/91. Applicant was not present on 1/8/91. RBH:hp
Design Review/Preservation Board
Sacramento, California

Members in Session:

SUBJECT: Parking Expansion for First Interstate Bank
21st & K Branch Office
(APN: 007-0085-009,010) (DR90-333)

BACKGROUND INFORMATION: There have been two previous approvals of parking expansion plans for the bank (see attached plans). In the most recent, on May 17, 1989, the Board approved plans for additional parking on the 3 adjacent parcels to the west of the bank (DR89-146). Neither approval was utilized and the parking expansion project is being scaled down. Excluded from the current proposal is the abutting parcel that is under other ownership. It has existing parking that will continue to be leased by the bank. The next two parcels (009 and 010) are owned by the bank and were approved by the Planning Commission for merger on September 27, 1990 (P90-131). The current proposal is for development this vacant site for 36 parking spaces. There will be no interconnecting access between the bank's existing onsite parking, the parking on the leased property, and the proposed new lot.

PROJECT EVALUATION: Staff has the following comments and concerns regarding the proposed project:

1. Instead of providing cross access with the existing parking, the proposed project is designed with both alley access and direct street access, by way of a repositioned driveway location on the K Street frontage. That repositioning will result in the loss of a street tree. It appears from staff observation that an onsite tree near the alley will also be lost. The lack of cross access between the three parking lots may result in instances of customers exiting onto K Street to simply enter the adjacent lot in search of an available parking space.

An alternative would be to retain the present position of the driveway in order to save the street tree. Or, by eliminating driveway access to K Street from the new lot, not only would the street tree be save, but also the exiting and reentering of vehicles between the two adjacent lots via K Street would be precluded. For those reasons, the latter is the preference of staff.

2. The landscaping proposed for the planter along the K Street frontage will include plantings that have maximum heights of only 12"-15" for the foliage clumps of the agapanthus and not much more than two feet for the raphiolepis, for the varieties chosen, according to Western Garden Book. Staff would prefer alternative plantings with higher and denser growth that will provided a greater screening effect.

The double loading of parking on a straight drive from K Street back to the alley will expose two uninterrupted rows of parking spaces to view from K Street. Unless the driveway is eliminated, the line of sight needs to be foreshortened by a finger planter located halfway down each row of 18 spaces.

DR90-333

~~November 20, 1990~~

1-8-91
2-20-91
3-14-91 CPC
4-11-91

Item No. 12 10
8
24
2

NOTICE OF APPEAL OF THE DECISION OF THE
DESIGN REVIEW/PRESERVATION BOARD

DATE: FEBRUARY 28, 1991

TO THE PLANNING DIRECTOR:

I do hereby make application to appeal the decision of the City DESIGN REVIEW/PRESERVATION BOARD of FEBRUARY 20, 1991 when:
(Date) (DR 90-333)

Structure Review Building Move
 Sign Review Other Parking Lot
 Expansion

was: Granted Denied by the Board.

GROUNDS FOR APPEAL: Denial of property owner's right of direct access between the proposed new parking lot and 'k' Street

*** STAFF NOTATION: CONDITIONS OF BOARD APPROVAL REQUIRED ACCESS BETWEEN PROPOSED NEW PARKING AND K ST TO BE VIA EXIST'G LOT & DRIVEWAY.**

*R. James
2/28/91*

PROPERTY LOCATION: NORTH SIDE K ST. MIDBLOCK 20TH - 21ST
ASSESSOR'S PARCEL NO.: 007-0085-009, 010

PROPERTY OWNER: FIRST INTERSTATE BANK
ADDRESS: 11201 Gold Express Drive, Ste. 202, Gold River, CA 95670

APPLICANT: REYNOLDS.WEBBER ARCHITECTS, Inc.
ADDRESS: 777 Campus Commons Road, Ste. 165, Sacramento, CA 95825

APPELLANT: *[Signature]* (Signature)
ADDRESS: 777 Campus Commons Road, Ste. 165, Sacramento, CA 95825
PHONE NUMBER: (916) 920-2232

FILING FEES: By Applicant - Paid \$ 125.00
(check one) By 3rd Party - Paid \$ _____ Receipt No. _____

FORWARDED TO PLANNING DIRECTOR ON DATE OF: _____

DR/PB # DR 90-333
11/84

CITY OF SACRAMENTO
CITY PLANNING DIVISION
FEB 28 1991

(5 COPIES REQUIRED)
Distribute To: MVD

AG
SG (orig.) ✓

RECEIVED

*H-11-91
3-14-91*

DR 90-333

24

DESIGN REVIEW/PRESERVATION BOARD VOTING RECORD

MEETING DATE: 2/20/91

#8 DR/PB NO.: DR 90-333

MOTION TO: APPROVED WITH ^{STAFF} CONDITIONS

MEMBERS	MOTION BY	2nd	YES	NO	ABSTAIN	ABSENT
ANDERSON					/	
BALESTRERI	/		/			
FITZPATRICK		/	/			
KERSS			/			
LES						/
MILLER			/			
RAKELA			/			
RUSCONI			/			
TSUBOI			/			
MOTION CARRIED:			✓			
MOTION FAILED:						

COMMENTS: _____

STAFF RECOMMENDATION: Staff recommends the Commission deny the appeal. Denial of the appeal is based on the following findings of fact:

Staff conditions of approval will:

- A. Save a street tree;
- B. Reduce curb breaks;
- C. Reduce cross sidewalk auto traffic;
- D. Reduce city street and alley use for access to parking lots;
- E. Eliminate potential traffic hazard when autos attempt to cross from new lot to existing lots and
- F. Reduce maneuvering confusion between lots.

Respectfully submitted,

Richard B. Hastings

Richard Hastings
Principal Planner

City Planning Commission
Sacramento, California

Member in Session:

Subject: Appeal of Design Review Conditions of Approval For A Parking
Lot On The North Side of K Street, between 20th & 21st Streets
(DR90-333)

BACKGROUND: See attached staff report.

STAFF COMMENTS:

1. The driveway, as proposed by the applicant, will eliminate an existing street tree.
2. The project, as proposed by the applicant, will place three driveways across the sidewalk and onto the street in the first 190 feet from 21st Street.
3. Cars entering the a new parking lot from K Street and finding the lot full, will need to exit onto the alley, drive south on 21st Street, turn east on K Street and then enter the existing parking lot to secure a vacant parking space.
4. Cars entering the new parking lot from the alley and finding the lot full, will need to exit onto K Street, cross the east lane of traffic, turn west and then attempt to turn left again to enter the existing parking lot to secure a vacant parking space.
5. Staffs conditions to remove the K Street driveway to the new parking lot and to place a connector drive between the new lot and the existing lot will:
 - A. Save a street tree.
 - B. Reduce curb breaks and cross sidewalk auto traffic.
 - C. Eliminate the need to use the city streets or alley for access between the new and existing parking lots.
 - D. Reduce confusion in finding a parking space to clients of the bank.