

**SACRAMENTO CITY PLANNING COMMISSION**

**Report of City Planning Director - R. L. Rathfon -- June 27, 1961**

**APPLICATION FOR SPECIAL USE PERMIT**

**APPLICANT:** A. G. Armitage  
2322 Capitol Ave

**OWNER:** Victor A. & Elsie P. Hurtado  
5501 C Street

**PROPERTY:** W. 45' of S. 112.63' of Lot 8, Blk D-E/25th-26th Streets.  
**LOCATION:** 2501 - 2503 E Street  
**SIZE:** 45' x 112.63'

**ZONING:** R-4 Medium Density Multiple Family Zone.  
**EXISTING USE:** Residential (2-family duplex)

**PROPOSED USE:** Office space in front portion of 1-unit and one family use in the remainder of the building.

**REQUEST:** Special Use Permit to convert and utilize the front portion of one unit of existing duplex building as an office for a Chiropractor, and using the remainder of this unit and the other half of duplex as living quarters for one family, operators of the business.

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- L. 1. Existing duplex dwelling on property has a detached garage to the rear with access from 25th Street, which provides the required off-street parking for the two units.
2. Applicant's wife, a licensed Chiropractor, proposes to utilize only a portion of one of the units as her Doctor's Office. She and her husband will live in the other unit. Since it is not proposed to utilize more than 400 sq. ft. of one of the units for her Office, the existing double garage will still provide the required off-street parking for the two uses -- residential and business. Area between rear of existing duplex building and rear lot line is large enough provided existing garage is removed, to provide more than the two existing off-street parking spaces should more off-street parking be needed.