



# ATTACHMENT H

## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

### VIA REGULAR AND CERTIFIED MAIL

September 29, 2022

Charles G. Stanislawski  
Stanislawski & Company, Inc.  
729 Mission Street, Suite 100  
South Pasadena, CA 91030

SUBJECT: 1312 N. Lake Avenue, Jerry's Billiard – Hours of Operation

Dear Mr. Stanislawski:

On April 25, 2022, citation CTP2022-00443 was issued by the City's Code Compliance Division to the subject business, Jerry's Billiards, located at 1312 N. Lake Avenue, for operating after 10:00 pm and in violation of Pasadena Municipal Code Section 17.40.070 (Limited Hours of Operation). This section establishes limited hours of operation for certain commercial uses that are located within certain proximity to a residential zoning district. Specifically, commercial uses on a site located within 150 feet of a residential zoning district may only operate between the hours of 7:00 am and 10:00 pm by-right; and may only operate between the hours of 10:00 pm and 7:00 am subject to the issuance of a Conditional Use Permit.

The subject property at 1312 N. Lake Avenue is located adjacent to, and within 150 feet of a residential zoning district to the east. As such, Jerry's Billiards is subject to the limited hours of operation pursuant to Section 17.40.070, unless a Conditional Use Permit is approved. A review of City records determined that no Conditional Use Permit, or any other City document, has been approved to allow the hours of operation at this property to occur after 10:00 pm and before 7:00 am.

In response to the citation, a "Report on Application for License under Alcoholic Beverage Control Act" dated March 19, 1985 was submitted to the City, by a representative of Jerry's Billiards. This document describes the business as being "... housed in a single-story commercial building, measuring approximately 28' by 128', on a four-lane thoroughfare in a commercial area. Hours of operation are from 11:00 am to 1:00 am, Sunday through Thursday and 11:00 am to 1:30 am, Friday and Saturday. There is no fixed bar. Off-street parking is provided for forty cars. Entertainment consists of a juke-box, recorded music, pool tables, and coin-operated game machines. Applicants understand they may not sell, serve, or allow consumption of alcoholic beverages during the restricted hours, per the attached conditions, though they are open for business during those hours."

Although this report provides a description of the premises, including the hours of operation, the report does not constitute an approval from the City of Pasadena, specifically as it relates to operating hours. As mentioned above, there are no City records indicating approval of the hours beyond those permitted by-right under Section 17.40.070 (Limited Hours of Operation). This letter is to inform you that the business is only permitted to operate between 7:00 am and 10:00 pm daily.

You are hereby notified that, pursuant to PMC Chapter 17.72 (Appeals), any person that believes the Zoning Administrator's determination, on the applicability of the provisions of the Zoning Code, to be in error has the right to appeal this decision within ten days (October 10, 2022). Any appeals will be heard by the Board of Zoning Appeals. The effective date of this determination will be October 11, 2022. The regular appeal fee is \$256.47.

If you have any questions regarding this correspondence you may contact me by telephone at (626) 744-6726 or email at [byu@cityofpasadena.net](mailto:byu@cityofpasadena.net).

Sincerely,



Beilin Yu  
Zoning Administrator

cc: Jennifer Paige, Acting Director of Planning & Community Development  
Israel Del Toro, Neighborhood and Business Services Administrator  
Theresa Fuentes, Assistant City Attorney  
David M. Reyes, Acting Assistant City Manager  
Darla Dyson, District Liaison, Office of Council Member Williams