

To Whomever it may concern,

February 20,2024

I am writing to you to address the current situation at the property located at 200 Capp Street.

The address housed a business known as the "UPTOWN BAR" which is considered to be a Legacy Business as designated by your department.

This Legacy Business vacated the property voluntarily on January 15 2024 , at expiration of their lease. Despite the landlord agreeing to give them a 30% rent REDUCTION, going forward, the 7 partners of the business decided to go their separate ways and pursue different vocations.

The furniture, fixtures and pool table and light fixtures were all sold at a "moving sale" advertised on Craigslist and at an auction on 1/10/24. Their ABC Type 48 licensee is up for sale currently in the open market, so presumably they can wind up their LLC. However they are keeping the name "Uptown" just in case any one of them wishes to open a bar at any other location one day in future.. .

I represent the interest of the current owner of the property mentioned above the "363 Valencia , LLC" and the new lessee "The Wobbly Wheel LLC " dba KIITOS BAR to continue operating under a 48 Liquor license just like the previous business which took their license with them. The name Kiitos was selected because that is the name inscribed in bold letters on the side of the Back Bar. Our understanding is that the bar was called Kitos way before Uptown came on the scene,

When the Planning Department was originally approached, we received an initial approval of the business transfer along with the newly acquired license from the open market. The approval was rescinded 3 weeks later and we were told that we need to file for a Conditional Use Application. Along with this letter we are submitting such a CUA/PRJ application in the hopes that this matter is an issue of following protocol as we feel that we are in the proverbial saying " between a rock and a hard place".

It is our belief that neither we or the city can legally force the owners of the old business to give up their status as Legacy Business, although from their action of selling all the "tools of the trade" (Liquor license and all bar furniture and fixtures), the likelihood of any one of the 7 partners starting a business is remote .If you can use your discretionary powers to let this case by-pass the CUA process and authorize the transfer, both the Landlord and the Tenant will be eternally grateful and will save lot of time in opening the Bar that the neighborhood has gotten accustomed to ever since the building was built in 1910. Closed business is detrimental to the neighborhood indeed. Not to mention loss of jobs while the space remains closed.

In hoping to find a quick and easy solution to this conundrum and thanking you in advance for your understanding and cooperation on this matter,

Sincerely;



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