Sazon Patio – Suggested Emails to Landlord and City

From: M Bret Blackford (bret_blackford@yahoo.com)

To: sazonstl@hotmail.com

Cc: bret_blackford@yahoo.com

Date: Tuesday, September 15, 2026 at 10:21 AM CDT

Christian,
Here are two emails I suggest you consider sending soon, since the City's application deadlines are approaching.
I want to be clear that I'm only trying to help you as a friend. I'm not an attorney and am not providing legal advice or acting as a legal advisor or counselor. These drafts are based on my reading of your lease and the emails you received from the City. If the landlord disputes your interpretation of the lease or this develops into a legal dispute, I think you should talk with an attorney (but we can tackle that when/if the time comes).

Email #1 — Landlord

Subject: 416 S. 5th Street – Patio Permitting and Rent

Hi [Landlord],

I am writing regarding the patio constructed adjacent to Sazon at 416 S. 5th Street.

The City of St. Charles has now advised us that the patio cannot be used until several approvals are completed. The City identified a Certificate of Appropriateness/site plan, an amendment to the Conditional Use Permit, a parking plan, an amended liquor license, and a building permit for the patio work that has already been completed.

I want to move quickly and cooperatively so that we do not miss the City's upcoming filing deadlines.

Under Section 3(b) of our lease, the reduced $3,250 Base Rent was to continue until Landlord substantially completed construction of the patio, with "Patio Completion" occurring upon Landlord's written notice that the work was substantially complete. The patio construction was undertaken by Landlord, and Section 24 refers to Landlord's Work/Improvements and specifically recognizes permitting as a potential source of delay.

Sazon is prepared to promptly pursue the amended liquor license and to cooperate fully with the City regarding permits and approvals that relate specifically to our restaurant operation.

However, because the patio was constructed by Landlord and the City is now requiring a building permit for work already completed, along with property/site approvals and a parking plan affecting the entire property, I believe Landlord should take responsibility for those property and construction-related items and provide the owner approvals and information necessary for the applications.

Please confirm as soon as possible that Landlord will:

1. take responsibility for obtaining the building permit and resolving any permitting issues associated with construction of the patio;
2. take the lead on, or fully cooperate with, the Certificate of Appropriateness/site plan and property-wide parking plan;
3. promptly sign or provide any owner authorization required for the Conditional Use Permit amendment; and
4. work with us so that the City's September 21 and September 28 filing deadlines are met.

I would also like to resolve the rent issue. Because the patio cannot legally be used, I am requesting that the temporary $3,250 monthly Base Rent remain in effect until the property/construction approvals necessary to legally use the patio have been completed. I also request a credit for any Base Rent paid above $3,250 per month for the last two months.

Please also provide me with a copy of the written Patio Completion notice referenced in Section 3(b), if one was previously issued.

I want to resolve this quickly and cooperatively. Please let me know today or tomorrow how you would like to coordinate the filings with the City.

Thank you,
Cristian Sanchez Gavier
ALAMOS LLC / Sazon

Email #2 — City of St. Charles

I would send this to both City contacts and **CC your landlord/property representative**:

Subject: Sazon: 416 S. 5th Street Patio – Clarification on Required Approvals and Applicant Responsibilities

Erin LoRusso, AICP — **Assistant Director / Planning Manager**, Department of Community Development
Email: Erin.LoRusso@stcharlescitymo.gov **Taylor R. Moore, MPA** — **Preservation Planner**, Department of Community Development
Email: Taylor.Moore@stcharlescitymo.gov

Erin and Taylor,

Thank you for explaining the approvals required for the patio at 416 S. 5th Street. We understand that the patio cannot be used until the required approvals have been granted, and we will not use it until the City authorizes us to do so.

The patio was constructed by the property owner/landlord as part of the improvements associated with our lease. Sazon is prepared to promptly handle the amended liquor license and to cooperate fully with the City regarding any approvals that relate specifically to our restaurant operation.

To make sure the correct party submits each item, could you please clarify who should be the applicant for:

• the Certificate of Appropriateness/site plan;
• the Conditional Use Permit amendment;
• the property-wide parking plan; and
• the building permit for the patio work already completed?

Please also let us know which of these applications require the property owner's signature or authorization and whether the landlord and Sazon can submit the different applications concurrently.

We particularly want to make sure we do not miss the September 21 Conditional Use application deadline or the September 28 site-plan deadline you provided.

We appreciate your help. We are trying to get everything into compliance as quickly as possible.

Thank you,
Cristian Sanchez Gavier

Sazon

Please **do not CC me on either email**. After you send them, please forward copies to me. Once we hear back from both the landlord and the City, we can look at their responses and decide what makes sense as a next step.

Again, I’m just trying to help as a friend and give you another set of eyes on this.

— Bret