

Fwd: 317 N Euclid Ave, Ontario CA 91762

From: Ron W <rwitteveen143@gmail.com>
To: marianne@globalbrandsco.com
Subject: Fwd: 317 N Euclid Ave, Ontario CA 91762
Date: Wednesday, March 05, 2025 8:03 AM
Size: 141 KB

Hi Marianne - fwd only

Thank you-

Ron Witteveen / Architect
(714) 642-3248

----- Forwarded message -----

From: **Charisse Smith** <Charisse.Smith@bbklaw.com>
Date: Thu, Dec 19, 2024 at 5:03 PM
Subject: RE: 317 N Euclid Ave, Ontario CA 91762
To: Ron W <rwitteveen143@gmail.com>, ronyhanouneh@gmail.com <ronyhanouneh@gmail.com>, andrew_globalbrandsco.com <andrew@globalbrandsco.com>, marianne_globalbrandsco.com <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>
Cc: Matt Monteith <mmonteith@ontarioca.gov>, James J. Caro <JCaro@ontarioca.gov>, Nicolo De Guzman <NDeGuzman@ontarioca.gov>, Setiawan Ganda <sganda@ontarioca.gov>, David F. Eoff IV <DEoffIV@ontarioca.gov>, Angela Magana <AMagana@ontarioca.gov>

Rony, Andrew, Marianne:

Please see the attached letter regarding the plans that were submitted, and the City's decision to cut power to the building.

Ron W.:

I have checked with the Building Department and the City is going to honor previous inspections that were completed under the prior approved plans. However, since the space is changing entirely, new plans must be submitted.

Sincerely,



BBK
BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Charisse Smith
(She/Her)
Director of Civil Code Enforcement
charisse.smith@bbklaw.com
T: (909) 466-4907
bbklaw.com | [in](#) [ig](#)

Holiday Greetings from BBK!

From: Ron W <rwitteveen143@gmail.com>

Sent: Monday, December 16, 2024 12:41 PM

To: Charisse Smith <Charisse.Smith@bbklaw.com>

Cc: Matt Monteith <mmonteith@ontarioca.gov>; James J. Caro <JCaro@ontarioca.gov>; Nicolo De Guzman <NDeGuzman@ontarioca.gov>; Setiawan Ganda <sganda@ontarioca.gov>; David F. Eoff IV <DEoffIV@ontarioca.gov>; ronyhanouneh@gmail.com; andrew_globalbrandsco.com <andrew@globalbrandsco.com>; marianne_globalbrandsco.com <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>; Angela Magana <AMagana@ontarioca.gov>

Subject: Re: 317 N Euclid Ave, Ontario CA 91762

CAUTION - EXTERNAL SENDER.

Hello Charisse and all-

One thing I wanted to note prior to your meeting (that Rony keeps communicating to me); is that he tells me that the 'city is going to honor' previously approved plans.

I am not sure to what extent and how this applies but if you could please also consider that during your meeting, I thought now would be my best opportunity to state this.

Thank you-

Ron Witteveen / Architect

(714) 642-3248

On Fri, Dec 13, 2024 at 11:55 AM Ron W <rwitteveen143@gmail.com> wrote:

Thank you, Charrise, I will look for the letter in my email.

Regards-

Ron Witteveen / Architect

(714) 642-3248

On Fri, Dec 13, 2024 at 10:21AM Charisse Smith <Charisse.Smith@bbklaw.com> wrote:

Hi Ron,

It is my understanding that a full set of plans for the entire building, which will incorporate both the restaurant space and the banquet space, will need to be submitted. City staff is attempting to coordinate a STAFF ONLY meeting next week, so that we can try to provide you with comprehensive requirements from all departments regarding the submittals needed to open the Mediterranean restaurant at the location as we discussed earlier this year. Once I meet with staff, I will send out a letter by e-mail to you, Rony, Andrew, and Marianne, which will hopefully clarify the requirements and process needed to open the restaurant.



BBK
BEST BEST & KRIEGER LLP
ATTORNEYS AT LAW

Charisse Smith

(She/Her)

Director of Civil Code Enforcement

charisse.smith@bbklaw.com

T: (909) 466-4907

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Holiday Greetings from BBK!

From: Ron W <rwitteveen143@gmail.com>

Sent: Friday, December 13, 2024 9:50 AM

To: Matt Monteith <mmonteith@ontarioca.gov>

Cc: James J. Caro <JCaro@ontarioca.gov>; Nicolo De Guzman

<NDeGuzman@ontarioca.gov>; Setiawan Ganda <sganda@ontarioca.gov>; David F. Eoff IV

<DEoffIV@ontarioca.gov>; Charisse Smith <Charisse.Smith@bbklaw.com>;

ronyhanouneh@gmail.com; andrew.globalbrandsco.com <andrew@globalbrandsco.com>;

marianne [globalbrandsco.com](mailto:marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com) <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>

Subject: Re: 317 N Euclid Ave, Ontario CA 91762

CAUTION - EXTERNAL SENDER.

Hello Matt - Yes, this helps.

I'd like to eliminate all previous deltas and clouds - as the drawings are very cluttered if I keep them as part of this submittal.

I'd like to cloud and delta (delta 1) only what is being proposed for the new restaurant space. Is this OK with you?

Is this OK with the Planning dept?

Thank you

Ron Witteveen / Architect

(714) 642-3248

On Fri, Dec 13, 2024 at 7:59 AM Matt Monteith <mmonteith@ontarioca.gov> wrote:

Hello Ron,

Tenant improvement plans need to be submitted to Building Department for the addition of the restaurant per Planning divisions requirements. This plans submittal will need to include the scope of work that was never completed or signed off by the Building department or Fire Department under the expired permits. The following permits [b201604535](#), [b201800441](#), [b202106002](#), [b202204884](#) are expired, and require new plans to be submitted under the current code to obtain permits complete the construction that is not signed off. Hope this helps

From: Ron W <rwitteveen143@gmail.com>

Sent: Thursday, December 12, 2024 2:39 PM

To: James J. Caro <JCaro@ontarioca.gov>; Matt Monteith <mmonteith@ontarioca.gov>

Cc: Nicolo De Guzman <NDeGuzman@ontarioca.gov>; Setiawan Ganda <sganda@ontarioca.gov>; David F. Eoff IV <DEoffIV@ontarioca.gov>; charisse.smith@bbklaw.com; ronyhanouneh@gmail.com; andrew_globalbrandsco.com <andrew@globalbrandsco.com>; marianne globalbrandsco.com <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>

Subject: Re: 317 N Euclid Ave, Ontario CA 91762

Hello Matt and James -

Please find the proposed floor plan attached showing restaurant use (at grade level) for the street frontage. I included the basement level also, but there are no changes proposed for the basement.

The 'as-approved plans' were busy with notes, deltas, clouds..., so I thought not to show all that information on this plan.

We are seeking comments - sequence of submittals required from all departments as owners are seeking to open legally and operate as soon as possible.

Please comment - and 'reply all' when at your earliest convenience.

Thank you-

Ron Witteveen / Architect

(714) 642-3248

On Wed, Nov 20, 2024 at 8:25 AM Matt Monteith <mmonteith@ontarioca.gov> wrote:

Morning Ron,

I have copied David from Planning department who can assist with CUP questions. I also copied our in-house plan check engineers who can assist with any plan check questions. Hope this helps let me know if you need anything else.

From: Ron W <rwitteveen143@gmail.com>
Sent: Tuesday, November 19, 2024 4:31 PM
To: James J. Caro <JCaro@ontarioca.gov>
Cc: Matt Monteith <mmonteith@ontarioca.gov>
Subject: Re: 317 N Euclid Ave, Ontario CA 91762

Hi James and Matt.

Rony asked that I exclude him from my emails with the city. (so I will just inform him verbally after I understand what needs to take place).

Rony has asked me to 'submit the plan' (as the banquet hall was originally permitted). A portion of that sets cover sheet is below:

in order to pursue the conditional use permit (as required for the kitchen).

The kitchen drawings have been prepared by a third party. A partial plan of the kitchen is below:

I know of at least one difference (other than the kitchen) between the 'as approved drawing set and the 'current as-built condition': that is on the basement level (sheet A1.1),

the moveable partition (clouded in green below - that served as a part of the path of egress route) does not exist - as it was built as a solid wall.

The fact that the opening (moveable partition) went away does not hurt the egress plan - as now with this condition there are no (potential for combined) rooms with an occupant load above 500, so then three exits would not be not needed from any space. I would like to redo this basement egress plan prior to making any updated submittal.

Can you tell me if that is what the city is looking for for this CUP submittal? I'm having difficulty finding the CUP application / navigating the city website.

If I could get direction on getting the proper forms, plans and fees going - that would be appreciated.

Thank you-

Ron Witteveen / Architect

(714) 642-3248

On Fri, Nov 15, 2024 at 3:54 PM James J. Caro <JCaro@ontarioca.gov> wrote:

Hello Ron,

Thank you for reaching out, Jesse is no longer with the city. I will be your point of contact, along with Matt my supervising Building Inspector.

James Caro

From: Ron W <rwitteveen143@gmail.com>

Sent: Thursday, November 14, 2024 3:03 PM

To: James J. Caro <JCaro@ontarioca.gov>; Jesse Sanchez <JesseSanchez@ontarioca.gov>

Cc: Global <rony@globalbrandsco.com>; andrew globalbrandsco.com [globalbrandsco.com] <andrew@globalbrandsco.com>; marianne globalbrandsco.com [globalbrandsco.com] <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>

Subject: Fwd: 317 N Euclid Ave, Ontario CA 91762

Hello James and Jesse.

We met about 6 months ago regarding the project for Rony Hanoona at 317 North Euclid. He has reached out at this time and he wants me to acquire the permit so he can open both levels of the building.

I understand that the implementation of a kitchen (separate permit) will require a CUP.

I received confirmation that the attached basement plan is accurate other than the movable partition that separates the two large banquet halls (which is a solid wall).

I would like to confirm my point of contact at the city so that we can confirm what will be required in order to receive all necessary approvals.

Can one of you let me know who should be my contact?

Thank you

Ron Witteveen / Architect

(714) 642-3248

----- Forwarded message -----

From: **Ron W** <rwitteveen143@gmail.com>

Date: Wed, Nov 13, 2024 at 11:31 AM

Subject: Re: 317 N Euclid Ave, Ontario CA 91762

To: rony [globalbrandsco.com](mailto:rony@globalbrandsco.com) [[globalbrandsco.com](mailto:rony@globalbrandsco.com)] <rony@globalbrandsco.com>

Cc: andrew [globalbrandsco.com](mailto:andrew@globalbrandsco.com) [[globalbrandsco.com](mailto:andrew@globalbrandsco.com)] <andrew@globalbrandsco.com>, marianne [globalbrandsco.com](mailto:marianne@globalbrandsco.com) [[globalbrandsco.com](mailto:marianne@globalbrandsco.com)] <marianne@globalbrandsco.com>

p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>

Hi all - attached are the basement plan sheets (as originally permitted).

Please confirm all walls and doors and paths of exit still exist - including the moveable partition door in the green cloud on sheet A1.1 - as that is part of the exiting path

let me know what - if anything - is different.

Thank you-

Ron Witteveen / Architect

(714) 642-3248

On Thu, Jun 20, 2024 at 6:08 AM Ron W <rwitteveen143@gmail.com> wrote:

Hi all I have included the basement level here. please let me know if this is accurate. I also changed my stamp to year 2025 so it is current.

Thank you

Ron Witteveen / Architect

(714) 642-3248

On Wed, Jun 19, 2024 at 8:22 PM Ron W <rwitteveen143@gmail.com> wrote:

Hi all-

On this attachment I am showing the spaces on the lower floor as restaurant use per the sketch below. Please note that this changed the amount of occupants in those spaces. I did not yet do the egress calc as that takes a little while and I want to make sure that this is what you want before I proceed. We should be okay with the amount

of exits and the distribution of exits from those rooms that will be restaurant use. Will we be demolishing the wall between the two existing rooms that will become fine dining restaurant?

Thank you

Ron Witteveen / Architect

(714) 642-3248

On Wed, Jun 19, 2024 at 3:48 PM andrew [globalbrandsco.com](mailto:andrew@globalbrandsco.com) [globalbrandsco.com] <andrew@globalbrandsco.com> wrote:

Good afternoon everyone,

I wanted to give you all updates concerning the 317 N Euclid Ave project in the beautiful city of Ontario. Regarding the installation of the fire alarm system, HCI Systems, the company contracted for the installation, is nearly completed. We should be expecting the completion and pending final approvals from the fire department very soon.

Also concerning our Kitchen plans, those are fully completed and we are ready to submit those. When those plans are approved we will contract a licensed company to complete those installations as well.

I also wanted to remind everyone that Marianne and I are taking leading roles and will see to the completion of this project as a restaurant with auxiliary banquet function as soon as possible.

I appreciate everyone's help and patience! Thank you so much,

Andrew Hanouneh

Global Brands JAM Inc. Project Manager

Andrew@globalbrandsco.com

317 North Euclid - 3rd Letter to Owner 12.19.24(43053045-c1.pdf 39 KB