

Request for Meeting Regarding Plan Updates and Tenant Improvement Plan at 317 N Euclid Ave

From: andrew.globalbrandsco.com <andrew.globalbrandsco.com>
To: DEoffIV@ontarioca.gov <DEoffIV@ontarioca.gov>, eantuna@ontarioca.gov <eantuna@ontarioca.gov>, PlanningCounter@ontarioca.gov <PlanningCounter@ontarioca.gov>
Cc: [James J. Caro](mailto:James.J.Caro@ontarioca.gov) <jcaro@ontarioca.gov>, moheb@gorgyeng.com <moheb@gorgyeng.com>, marianne.globalbrandsco.com <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>
Subject: Request for Meeting Regarding Plan Updates and Tenant Improvement Plan at 317 N Euclid Ave
Date: Monday, January 06, 2025 20:55
Size: 6 KB

Dear Planning Department,

I hope this message finds you well. We are reaching out to schedule a meeting with your team to discuss updating our plans to meet current code requirements and to review a tenant improvement plan for our property located at 317 N Euclid Ave. The project involves the development of a primary Mediterranean restaurant with auxiliary banquet facilities at our property in Downtown Ontario.

We have contracted Gorgy Engineering Inc and their lead engineer, Moheb Gorgy to assist us in navigating this process. Their extensive experience and network of architects, contractors, and other professionals will ensure a smooth progression of the plan submittals and of the project itself.

We can arrange a virtual meeting at your earliest convenience. Or alternatively, we are available for an in-person meeting on January 14th, or as soon as possible thereafter.

Please let us know a suitable time for the meeting or any further steps we need to undertake. We look forward to your guidance and cooperation. We look forward to being a part of the bustling future that City envisions for Downtown.

Thank you for your attention to this matter.

Best regards,
Andrew Hanouneh
Representing Bethlehem AJAM One

From: [Elly Antuna](mailto:Elly.Antuna@ontarioca.gov) <EAntuna@ontarioca.gov>
To: andrew.globalbrandsco.com <andrew.globalbrandsco.com>, [David F. Eoff IV](mailto:David.F.EoffIV@ontarioca.gov) <DEoffIV@ontarioca.gov>, [Diane Ayala](mailto:Diane.Ayala@ontarioca.gov) <DAYala@ontarioca.gov>
Cc: [James J. Caro](mailto:James.J.Caro@ontarioca.gov) <JCaro@ontarioca.gov>, moheb@gorgyeng.com <moheb@gorgyeng.com>, marianne.globalbrandsco.com <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>

Charisse Smith <Charisse.Smith@bbklaw.com>

Subject: RE: Request for Meeting Regarding Plan Updates and Tenant Improvement Plan at 317 N Euclid Ave
Date: Tuesday, January 07, 2025 15:13
Size: 52 KB

Good afternoon Andrew,

To have a productive meeting, please provide a floor plan and project description for review prior to scheduling a meeting. The plan should clearly show that the banquet use of the building is ancillary to the restaurant use in terms of area and activity. The square footage dedicated to the banquet use shall not exceed the square footage dedicated to dining for the restaurant(s).

The preliminary project description should include:

- Hours of operation for the restaurant and banquet uses
- Menu (breakfast, lunch and dinner? To include alcohol sales?)
- Number of employees on-site for each use
- Types of events to be held in banquet area (weddings, private parties, etc.)

Once we receive the above, we can move forward with scheduling a meeting to discuss the plan and to go over initial comments.

Thank you,

Elly Antuna

Associate Planner

City of Ontario | Planning Department
303 East B Street, Ontario, CA 91764
T (909) 395-2414 | E ellantuna@ontarioca.gov
www.ontarioca.gov



From: Moheb Gorgy <Moheb@gorgyeng.com>
To: Elly Antuna <EAntuna@ontarioca.gov>,
andrew.globalbrandsco.com <andrew@globalbrandsco.com>,
David F. Eoff IV <DEoffIV@ontarioca.gov>, Diane Ayala <DAyala@ontarioca.gov>
Cc: James J. Caro <JCaro@ontarioca.gov>,
marianne.globalbrandsco.com <marianne-
p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>,
Charisse Smith <Charisse.Smith@bbklaw.com>
Subject: RE: Request for Meeting Regarding Plan Updates and Tenant Improvement Plan at 317 N Euclid Ave

Date: Monday, January 13, 2025 15:55
Size: 58 KB

Thank you .

Best regards,

Moheb Gorgy, P.E.,
Gorgy Engineering, Inc.
Tel.(818)507-5747,
Mobile: (818) 507-5747
[*moheb@gorgyeng.com*](mailto:moheb@gorgyeng.com)

From: andrew.globalbrandsco.com <andrew.globalbrandsco.com>
To: [Elly.Antuna <EAntuna@ontarioca.gov>](mailto:Elly.Antuna@ontarioca.gov), [David F. Eoff IV <DEoffIV@ontarioca.gov>](mailto:David.F.EoffIV@ontarioca.gov),
[Diane Ayala <DAYala@ontarioca.gov>](mailto:Diane.Ayala@ontarioca.gov)
Cc: [James J. Caro <JCaro@ontarioca.gov>](mailto:James.J.Caro@ontarioca.gov), moheb@gorgyeng.com <moheb@gorgyeng.com>, marianne.globalbrandsco.com <marianne-p43_globalbrandsco_co@netorg15268591.onmicrosoft.com>, rony.globalbrandsco.com <rony@globalbrandsco.com>
Subject: Re: Request for Meeting Regarding Plan Updates and Tenant Improvement Plan at 317 N Euclid Ave
Date: Thursday, January 30, 2025 06:00
Size: 8.3 MB

Good morning Ontario Planning Department,

The following will be an initial description of the project and what our vision for the space is.

It is our goal to create a unified, well ordered, and refined fine dining experience with ancillary banquet use in the heart of downtown Ontario. Frankly, it would be disorienting if we had more than one restaurant at the same location. Instead of two or more different restaurants, we will create one restaurant with a fusion of Levantine and Mexican-American flavors. This restaurant will be one of a kind, and a very special and valuable addition to downtown.

I have attached our preliminary menu to this email. We are very proud of it, as we have consulted various chefs and restaurateurs and have received some great support and feedback. Some of our support network includes the Owner of Georgie's Mediterranean, they have 6 locations around the LA metro, and our relatives who own Layali

Miami, a very well-known restaurant in Florida. Although I'm certain many more changes will likely be made, we wanted to show the City something as similar to what we anticipate the final product will be. That being said, we are always open to more suggestions and words of wisdom!

Our preliminary restaurant hours of operation will also be found on the menu. The vast majority of our banquet use hours of operation will be Weekends (Especially Saturday) from 5-12.

Our concept plan (while not completely ready yet), will demonstrate this vision under the provisions allowed under city code. We look forward to sharing this with you asap.

We would like to sell alcohol. A type 41 license to sell beer and wine can be readily applied for, paid for, and acquired through the ABC. Although, it is a future goal to acquire a type 47 general license if possible. This goal can be postponed until we get everything else situated.

It is very difficult to estimate exactly how many people will be on site on any given day. That will depend on many factors including the season, public reception, the size of an event (if any at all), business viability, the state of the economy, and a whole slew of other factors. Under ideal circumstances we would like to hire at least 30 full and part time employees for both uses. Please let us know how we can clarify any of this information.

The types of events to be held in the banquet areas will likely primarily be Quinceañera's and Weddings, but other types of celebrations not limited to Anniversaries, Sweet 16/18, and Company holiday parties will also likely be held.

Please let us know if you would like anything else.

Thank you,
Andrew Hanounah

