

Summary and Action Items from Today's Meeting (317 N. Euclid Ave)

From: [Marianne Hanouneh <marianne@globalbrandsco.com>](mailto:marianne@globalbrandsco.com)
To: sochoa@ontarioca.gov, Charisse.Smith@bbklaw.com, mmonteith@ontarioca.gov, JCaro@ontarioca.gov, hnoh@ontarioca.gov, AMagana@ontarioca.gov
Cc: [Andrew Hanouneh <andrew@globalbrandsco.com>](mailto:andrew@globalbrandsco.com)
Bcc: rwitteveen143@gmail.com
Subject: Summary and Action Items from Today's Meeting (317 N. Euclid Ave)
Date: Tuesday, February 11, 2025 8:17 PM
Size: 8 KB

Dear Mr. Ochoa, Ms. Smith, Mr. Carro, Mr. Noh, Mr. Monteith, and Ms. Magana,

I appreciate everyone's time today and wanted to follow up with a quick recap of our discussion.

We addressed the power shut-off at my property, and Mr. Ochoa confirmed that power can be restored, and I'd be allowed to use one banquet room (back left on the main level) under certain conditions. To move forward, I need to:

1. Submit at least **85% completed CD plans** to the Building Department.
2. Hire a **licensed contractor** and an experienced team to complete the work.
3. Show **proof of funds** to ensure the project is completed successfully.

I understand that restoring power won't be a simple process. In addition to meeting these conditions, I'll also need to pay for the necessary permits, and another meeting will be required before the city can officially move forward with restoring power and approving the use of the banquet room.

I want to assure you that I'm actively working with our **architects** to finalize the CD plans as soon as possible, ensuring the designs are not only of the highest quality but also fully aligned with the city's requirements. My goal is to keep everything moving forward efficiently while ensuring we meet both the project's and city's standards.

I'll keep you updated as we make progress and will follow up with planning to submit our **conceptual plans** so that we can get started on the CAD drawings. We will also be working on drafting a **Pro Forma**, as per Mr. Noh's advice, to ensure we're well-prepared.

I understand that the permission to use the banquet room is not a permanent fix, and we will only be allowed to operate the room while demonstrating measurable progress in building the restaurant. The main objective of using the banquet room is to help generate funds that will partially finance the restaurant build-out, as well as provide an early advertising opportunity for potential clients, showcasing the upcoming restaurant on the property.

Please note that moving forward, I will be the **main point of contact** for anything related to this project. My father is appointing me as CEO of Bethlehem AJAM 1, as he is stepping back to focus on his health. If you have any questions or need further information, please don't hesitate to reach out directly to me.

Please let me know if I missed anything or if there's anything else I should be aware of. Thanks again for your time and cooperation. I look forward to bringing this restaurant to life and managing the company in the right direction as the new CEO, ensuring that all work is fully compliant with city codes and standards under my leadership. My goal is to complete this project correctly and efficiently, so that the citizens of Ontario will not only have a new business to enjoy dining in but will also benefit from increased job opportunities.

Best,
Marianne Hanouneh
CEO, Bethlehem AJAM 1
(909)-373-6664
marianne@globalbrandsco.com
317 N. Euclid Ave
Ontario, CA 91762

From: [Charisse Smith <Charisse.Smith@bbklaw.com>](mailto:Charisse.Smith@bbklaw.com)
To:

[Marianne Hanouneh <marianne@globalbrandsco.com>](mailto:marianne@globalbrandsco.com), [sochoa@ontarioca.gov <sochoa@ontarioca.gov>](mailto:sochoa@ontarioca.gov),
[mmonteith@ontarioca.gov <mmonteith@ontarioca.gov>](mailto:mmonteith@ontarioca.gov), [JCaro@ontarioca.gov <JCaro@ontarioca.gov>](mailto:JCaro@ontarioca.gov),
[hnoh@ontarioca.gov <hnoh@ontarioca.gov>](mailto:hnoh@ontarioca.gov), [AMagana@ontarioca.gov <AMagana@ontarioca.gov>](mailto:AMagana@ontarioca.gov)

Cc: [Andrew Hanouneh <andrew@globalbrandsco.com>](mailto:andrew@globalbrandsco.com)

Subject: RE: Summary and Action Items from Today's Meeting (317 N. Euclid Ave)

Date: Wednesday, February 12, 2025 6:07 PM

Size: 37 KB

Good evening Marianne:

Your summary and action items from our meeting yesterday are essentially correct. We look forward to working with you in developing the restaurant you desire in Ontario and potentially restoring power and considering an application for a new TCO for the use of one banquet room, provided the City can assure the facility is, and will continue to be, safe for public assembly. Compliance with the City's Municipal Code and safety of the public is always our primary concern.

Also, please be sure to file an amendment with the Secretary of State for Bethlehem AJAM 1, so that the change in organization is on public record.

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](#) [@](#)

CAUTION - EXTERNAL SENDER.

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