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December 19, 2024

VIA ELECTRONIC MAIL (RONY@GLOBALBRANDSCO.COM)

Bethlehem Ajam One, Inc.
c/o Roni Hannoona (Agent/CEO)
317 North Euclid Avenue
Ontario, CA 91762

Re: 317 North Euclid Avenue, Ontario, CA 91762
(APN 1048-566-05-0-000)
("Subject Property")

Dear Mr. Hannoona:

City staff has had the chance to review the plans submitted for the restaurant with a banquet hall as an ancillary use. The plans submitted are deficient because the space used for banquet hall use exceeds the space used for a restaurant. An "ancillary use" is defined as follows: "A use, activity or facility that is incidental, supplementary, or otherwise subordinate to a primary permitted or conditionally permitted use, activity or facility." Ontario Development Code Section 9.01.010. In other words, the ancillary use (banquet facility) cannot be greater than the primary use (restaurant facility) in actual practical terms or square footage. Additionally, the plans reflect that some areas are existing; however, because all permits are expired, everything on the plans need to be reflected as new, not existing.

The space seems to be really large for one restaurant, please note that it is possible for you to have two restaurants at the location if you choose, in order to have the restaurant use space exceed the ancillary banquet use space.

Please note, that since there is no approved use for the building, all permits are expired, and no business license to operate any other business in the space, the City has made the determination to pull power this week to prevent any harm to the public. This should not be a problem since there is no active business and there is supposed to be no banquet activity taking place at the Subject Property.

It is imperative that you hire a professional architect with experience in restaurant operations in an existing building and experience with assembly use for your desired banquet hall. Such a professional will be able to help you and your current team get the restaurant with an ancillary banquet use opened in a more timely manner. Please resubmit plans that would show all

Bethlehem Ajam One, Inc.
c/o Roni Hannoona
December 19, 2024
Page 2

spaces as “new” and show the appropriate use of space as described in the Ontario Development Code.

If you have any questions or need further clarification regarding the contents of this letter, please feel free to contact me at (909) 989-8584. An appointment is required should you wish to meet with the City’s attorney in person.

Sincerely,



Charisse Smith
for BEST BEST & KRIEGER LLP

CS:

cc: Angela Magana
James Caro
Rudy Zeledon
Henry K. Noh
Admin Team