

**AK Market
1178 Sunflower Ave
Costa Mesa, CA 92626
714-444-4403**

November 14, 2022

Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Dear Planning Commission,

My name is Rakesh Dadrah and I am writing on behalf of AK Market located at 1178 Sunflower Avenue with a total square footage of 2,400. I formally write this letter to propose a new conditional use permit to upgrade a current type "20" off sale beer and wine license to a type "21" off-site consumption license that includes a full line of alcoholic beverages. In correspondence with the California Department of Alcohol and Beverage Control, we are grateful to have been chosen as one of the twenty five winners amongst hundreds of applicants in their annual priority drawing. This gives our business an opportunity to apply and receive issuance of a brand new liquor license that includes alcohol and spirits. AK Market is a family owned convenience shop operated by its current owner who has been a model part of the *community providing goods and services that cater to the convenience needs of the neighboring individuals*. A majority of the customers are walking distance and the items available within the shop serve the day to day needs of the neighborhood including a variety of household items, food products and beverages. The location of the business was previously approved, in 2002, for an ABC type "20" off-sale license allowing sale of beer and wine alone. Members of the community would agree that it is troublesome that they have to drive miles out or to the next city over to buy spirits while our location has been serving as a preferred neighborhood market for twenty years. The sale of alcohol and spirits would be incidental to the everyday items the market currently provides. Our suggested hours of operation are from 6AM to 10PM Sunday through Thursday and 6AM to 11PM on Friday and Saturday. We are hoping to gain permission from the planning division to allow these privileges at our location. The full line of alcoholic beverages would accommodate the needs of the people of the area and will continue generating traffic to the businesses in Sunflower Center as it has been for the last two decades. The location would then provide a one stop shopping convenience to its patrons.

I am enclosing for review the following:

- A formal CUP application signed by property owner
- Copies of Type-21 Liquor license receipt and priority letter from Alcohol Beverage Control
- 500' Owner and Occupant list. 500' radius map with Certification of Preparation.
- Copies of 2 sets of gummed labels certification which the originals will be delivered physically to planning.
- Site and Floor plan
- Exterior photos of the premise
- Four letters and five pages of petition signatures from local residents/customers in support of the conditional use permit.

I appreciate this opportunity to apply and I thank you for your consideration.

Sincerely,



Rakesh Dadrah

Tel: 714-721-7568

rakeshdadrah@gmail.com

Applicant Supplemental Information

November 4, 2022

Costa Mesa Planning Division

77 Fair Drive

Costa Mesa, CA 92626

Dear Planning Commission:

I have shopped at AK Market years before the current owners assumed management. When they took over, I immediately saw a cleaner, better organized, and more welcoming neighborhood store. The owner and his son have created a safe space for its diverse and loyal clientele. Everyone is treated equally and professionally. I love AK Market because it is an established, reliable, honest store that I continue to rely on.

I agree AK Market should enlarge its product line. We all should support this entrepreneurial spirit. Our city thrives on it.

Respectfully,

A handwritten signature in black ink, appearing to read "Sandra Evans", written in a cursive style.

Sandra Evans

3496 Queens Court

Costa Mesa, CA 92626

Miglant Hernandez
1054 Redding Ave
Costa Mesa, Ca. 92626

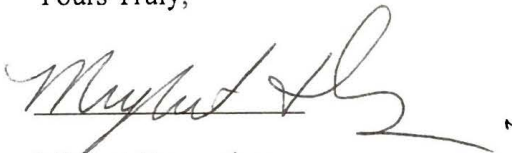
City of Costa Mesa Planning Division

In re: AK Market's Application for Expansion.

To whom it may concern:

My name is Miglant Hernandez, and I have been a resident of Costa Mesa for numerous years. As a longtime customer, I wish to express my support and request the Planning Division grant AK Market their plea for an upgraded liquor license. This father-son-run local family business has contributed to our neighborhood's sense of community and home, from their friendly services to their wide range of goods offered. Our neighborhood advocates for this upgrade to the business, as it would allow for much more accessible and convenient access to our needs.

Yours Truly,

A handwritten signature in dark ink, appearing to read 'Miglant Hernandez', written over a horizontal line.

Miglant Hernandez

Tyler Reed
Paralegal

November 10, 2022

CITY OF COSTA MESA PLANNING COMMISSION
77 Fair Drive
Costa Mesa, CA 92626

3 Hutton Centre Drive • Ninth Floor • Santa Ana, CA 92707
(714) 241-4444 • Fax (714) 241-4445 • treed06@callahan-law.com

Re: AK Market – Petition for Liquor License
1178 Sunflower Ave., Costa Mesa, CA 92626

Dear City of Costa Mesa Planning Commission:

Please allow this letter to serve as my official recommendation for the City of Costa Mesa to allow AK Market ("AK"), a family owned convenience store/market located at 1178 Sunflower Avenue, the ability to upgrade their alcoholic privileges. This addition of a full liquor license to their shop is particularly important to the owners of AK and the surrounding community they serve. I am in full support.

My wife and I have lived in the friendly community across the street from AK for the past 4 years, and we have developed a great friendship with the owner and his son, Rakesh, throughout our various acquaintances. It seems that every time I enter AK, the owner and/or his son, Rakesh, is having a conversation with someone in the community. In fact, nobody from the community, or outside the community for that matter, enters AK without receiving a warm greeting welcoming you to their market.

Because of this fact, throughout the past 4 years I have developed a tremendous amount of respect for the owners of AK, and they are the type of people that the City of Costa Mesa needs to support. AK has established itself as a staple market for the surrounding neighborhood and businesses. Allowing them a fuller line of alcoholic beverages would be instrumental in helping a small business that our community has grown to love so much to flourish.



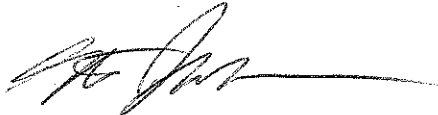
Ty Reed
Senior Trial Paralegal

2511 W. Sunflower Ave., Unit R3
Santa Ana, CA 92704
Tel: 979-324-2334
Email: tyscottreed@gmail.com

To: City of Costa Mesa Planning,

Living in the South Coast Metro area for over 8 years I have become a regular customer at AK Market. Whether it's a quick stop in the morning for coffee, or to grab that lucky lottery ticket, you know you will always be greeted by friendly staff. The safe, well-kept exterior makes AK Market feel inviting and the well-lit, clean interior delivers on that promise. AK Market is the convenience store gem in the area. As someone who does not drink beer but enjoys cocktails, AK Market having an expanded liquor license would add yet another level of convenience and a 1 stop shop. I truly hope they are considered for an expanded liquor license as it would make an already great store all the better.

-Steve Johnson


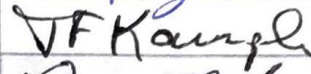
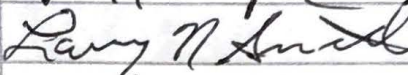
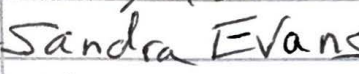



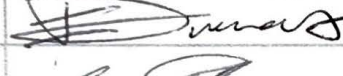

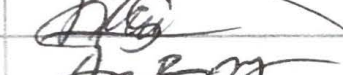

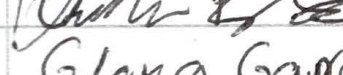
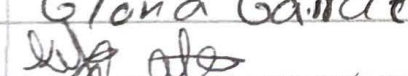
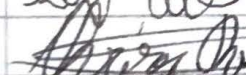
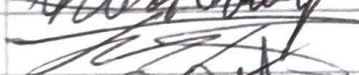

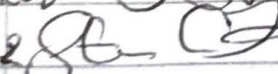
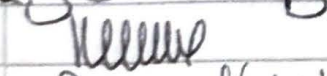
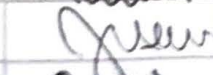
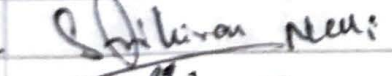

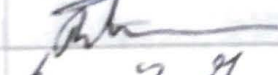



A handwritten signature in black ink, appearing to read 'Steve Johnson', with a long horizontal flourish extending to the right.

2526 Macarthur Blvd
Santa Ana, CA 92704

Petition for Approval of Conditional Use Permit

AK MARKET

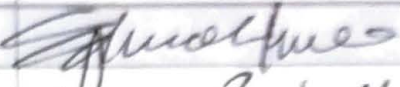
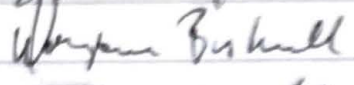
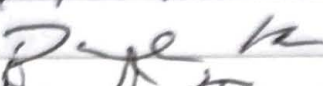
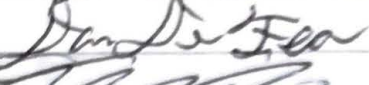


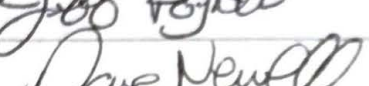


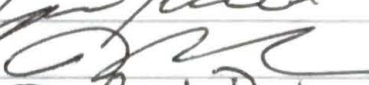
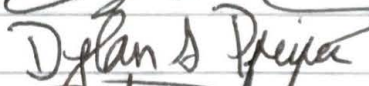
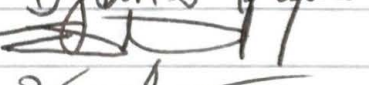






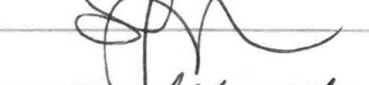
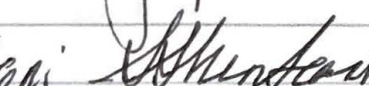
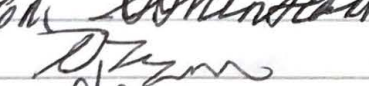
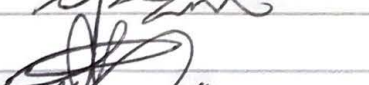
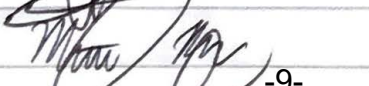

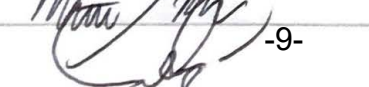

The undersigned customers of Sunflower Center respectfully request that the Planning Commission of the city of Costa Mesa approve without delay the conditional use permit sought by AK Market for a new Type 21 liquor license which includes a full line of alcoholic beverages at 1178 Sunflower Ave.

#	Printed Name	Signature	Address	Date
1	RAUL JUDENC		3500 S. GREENVILLE ST. F9 SANTA ANA, CA 92704	11/3/2022
2	TOM KAMPH		1002 CANADIANE C. C.M. 92626	11/3/22
3	Larry N Smith		3623 Bear St Santa Ana	11-3-22
4	Sandra Evans		3496 Queen Ct CM	11/3/22
5	Michelle Laesque		2526 W MacArthur Blvd S. A	11/3/22
6	Kevin Mangusung		2511 W. SUNFLOWER AVE Unit A5 Santa Ana, CA 92704	11/3/22
7	Jon Caesar		3333 Fairview RD Costa Mesa, CA	11/3/22
8	ISAAC DENAS		1083 SAN PABLO CIR, CM	11/3/22
9	JOSE REYES		2511 W. Sunflower Ave. P2	11/3/22
10	Ambrosio Sanchez		208 W Aurora S.A	11/3/22
11	Jason R Myhra		655 Baker st #2102 Costa Mesa	11/3/22
12	Alex Barrios		1301 S center st JA	11/3/22
13	Gloria Garcia		3914, ARF Santa Ana	11-3-22
14	Custavo Ortega		2013 W Harvard St	11-3-22
15	Christopher Ramirez		1310 S Baker St Santa Ana	11-3-22
16	Tyler Reed		2511 W. SUNFLOWER AVE. #B3 Santa Ana	11-3-22
17	Eric Cabrillo Hernandez		2513 W. St. Andrews Pl. Santa Ana, CA 92704	11-3-22
18	Steven C Fernandez		1130 Princeton St CM.	11/3/22
19	Kathryn Gordon		1000 S Coast Dr CM.	11/3/22
20	Jewel Christie		1134 Buckingham Dr. CM 92626	11/3/22
21	SRIKIRAN NELLI		3682 Aspen Village way, A2A	11/3/22
22	Ayebi Nasir		2521 W Sunflower Ave unit L11 Santa Ana, 92704	11/3/22
23	Patryk Piestrzeniewicz		1768 S NORFOLK LN. CA ANAHEIM	CA 11/3/22
24	TERRE L. GONER		P.O. Box 30295 S.A. CA 92735	11/3/22
25	Joe D. Goner		16850 S. Harbor Blvd SA, CA 92704	11/3/22

Petition for Approval of Conditional Use Permit

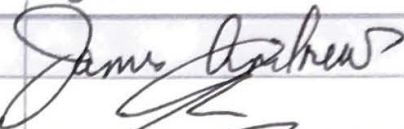


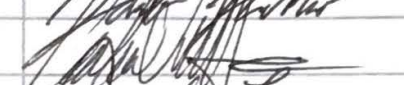

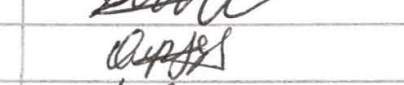

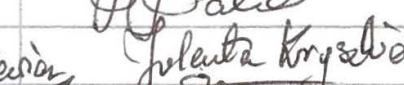
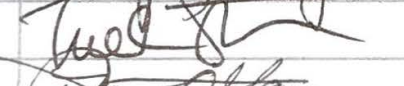
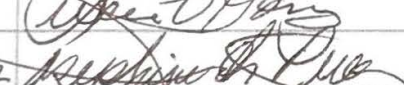
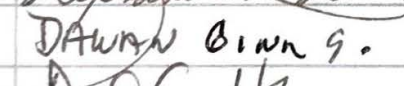



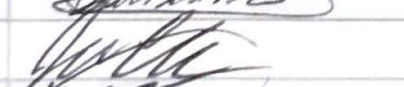

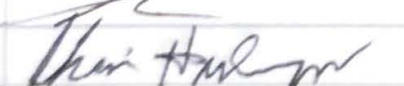


AK MARKET

The undersigned customers of Sunflower Center respectfully request that the Planning Commission of the city of Costa Mesa approve without delay the conditional use permit sought by AK Market for a new Type 21 liquor license which includes a full line of alcoholic beverages at 1178 Sunflower Ave.

#	Printed Name	Signature	Address	Date
26	Eduardo humlen		1824 2571 W Sunflower St ^{San Jose}	11/3
27	Dominique Bushnell		1095 Santa Catalina Circle	11/3
28	DANIEL Lusk		1005 3260 N AVE ^{CA}	11/03
29	IAN DeFeo		1122 Salinas Ave ^{CM}	11/3
30	SOSC ROMERO		2501 W. SUNFLOWER BL	11/3
31	GREG REILAND		2424 S GRIFFIN PI SA	11/4
32	JEFF POYNTER		2411 W. HARVARD ST SA	11/4
33	Dave Newell		2508 West ^{BLVD} ^{SA 92029}	11/4/22
34	Reginald Rorick		3101 Fairview St Fairview Santa Ana	11/4
35	Scott Carsrud		2022 Canuche Cir ^{CM}	11/4
36	John Schilling		3476 Winchester ^{CA}	11/4
37	Dylan S. Pfeiffer		2925 Ellesmere Ave ^{CM}	11/4
38	Turner Clouse		3355 Via Merano ^{CM 92620}	11/4
39	Kyle Davis		3355 Via Merano, ^{CA 92620}	11/4
40	Jeff Burmeister		9 MacArthur Place ^{CA 92707}	11/4
41	Shawn Ferryman		1095 Tulare Drive, Costa Mesa	11/4
42	ROBERT RIVALE		133 S. DALE #7, Anaheim	11/4
43	Orin Franco		2501 W. SUNFLOWER ^{CM 92704}	11/4
44	SILVIA KUTZ		3623 BEAR ST # K3A	11/4
45	Sally Satten		2620 W ORION AVE #2 ⁹²⁷⁰⁴	11/4
46	Shirley			
47	Stephanie Shinton		997 Azalea Dr, Costa Mesa	11/4
48	Zagner, Tadeusz		1089 Santa Cruz, Cir ⁹²⁶²⁰	11/4
49	Alfredo Herrera		1651 Mitchell Ave ^{CA 92780}	11/4
50	Matthew Romero		1101 W Stevens Ave. Apt. 83 ^{SA}	11/4
51	Carlos Calzada		2501 W Sunflower Ave ^{E7}	11/4

Petition for Approval of Conditional Use Permit AK MARKET

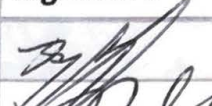
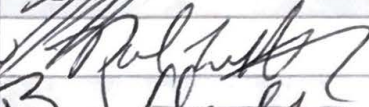
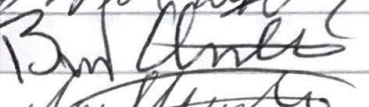
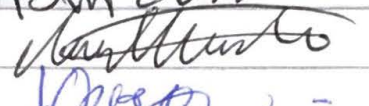
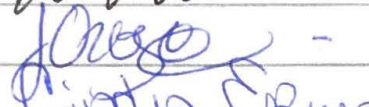



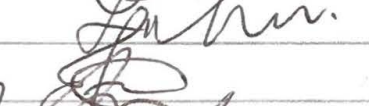


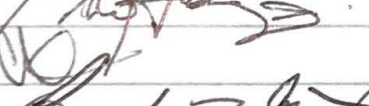
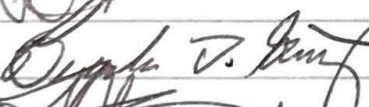
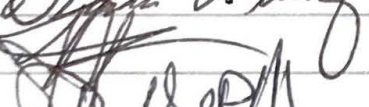
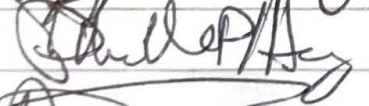
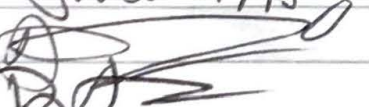
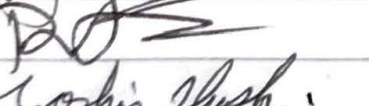

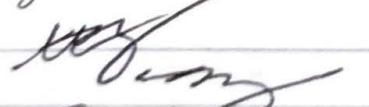
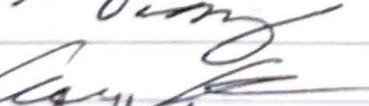

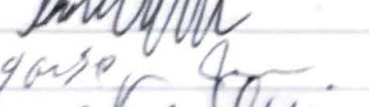

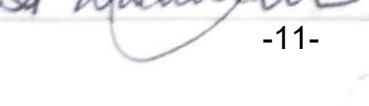

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#	Printed Name	Signature	Address	Date
52	JAMES ANDREWS		3683 S. BEAR ST ^{#H SANTA ANA} 92704	11/4/22
53	Hank Le		2516 W. MacArthur Blvd ^{Costa Mesa} 92626	11/4/22
54	Nick Archontes		1105 W Buckingham Dr ^{Santa Ana} CA 92706	11/4/22
55	Katie Mayes		2538 W. MacArthur Blvd, B	11/4/22
56	Jacob Lembeck		3366 Wisteria Cir, CM 92626	11/4
57	Andrew Villaluna		1000 South Coast Drive Costa Mesa CA 92626	11/4
58	Jay Erwin		3685 Aspen Village Way ^{Santa Ana} CA	11/4
59	Mya Mangin		3475 Windsor Ct ^{Costa Mesa} CA	11/4/22
60	Angel Diaz		2511 W Sunflower Ave	11/4/22
61	Rio Novoa		1058 Visillia Dr Cam	11/5/22
62	PRAMOD PATEL		3312 S. ALTON COURT. ^{Santa Ana}	11/5/22
63	Jolanta Kryszewski		2511 Sunflower ST 92704	11/5/22
64	Michael Stegman		3471 Santa Catalina Cir, CM 92626	11/5/22
65	LUSCIA O GOMEZ		2719 W Juniper St S.A. CA 92704	11/5/22
66	Josephine D PEREZ		2719 W Juniper St. S.A. CA 92704	11-5-22
67	Dawn Binn		2536 B West MacArthur Blvd	11-5-22
68	DAVID HAWLEY		1050 SAN PABLO CIR CM	11/5/22
69	KOLIN JOHANNSEN		2725 CLEVELAND AVE CM.	11/5/22
70	MICHAEL GORSKI		3408 LAVENDER Lane CM	11/5/22
71	Fernando Restrepo		3474 Niles Ct. S.A.	11/5/22
72	David Guvati		433 Edgewood St 54	11-5-22
73	John Chen		928 Carnation Ave CM	11-5-22
74	Victor Moran		2267 Canyon Dr, Costa Mesa, CA	11-5-22
75	Barbara		2614 W. Dunsmuir St.	11-5-22
76	Chris Hurlinger		3497 QUANO CTR 92626	11/5

Petition for Approval of Conditional Use Permit

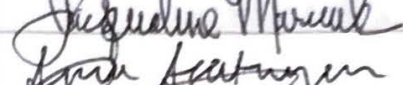




AK MARKET

The undersigned customers of Sunflower Center respectfully request that the Planning Commission of the city of Costa Mesa approve without delay the conditional use permit sought by AK Market for a new Type 21 liquor license which includes a full line of alcoholic beverages at 1178 Sunflower Ave.

#	Printed Name	Signature	Address	Date
77	BRAD KAYE		2530 W. MACARTHUR BLVD #B SANTA ANA, CA 92701	11/5/22
78	Noel L Whalley		27700 W. SERRANO AVE #115	11/5/22
79	Bruce Charlton		2620 W ORION AVE SA	11/6/22
80	MATT CHARLTON		2620 W Orion Ave SA	11-6-22
81	Juan Orozco		3924 S. Flower St. SA	11/6/22
82	Cynthia E. Egan		3685 Aspen Vlg Wy #C SA	11/6/22
83	THOMAS CALLAHAN		3130 S. FAIRVIEW ST SA	11/6/22
84	GEORGE MORALES		1017 BEGONIA AVE CM	11/6/22
85	LORENZO FOLCH		3463 SAN RAFAEL CIR CM	11/6/22
86	Josette Neale De Santis		1141 Buckingham Dr. Costa Mesa 92625	11/6/22
87	Kevin Crater		650 W Center Dr. Costa Mesa 92625	11/6/22
88	LAY. FETALAISA		1000 South Coast Dr Apt 204 CM	11/6/22
89	Meghan Foglia		1000 S. COAST DR. R104 CM	11/6/22
90	Brendan Gerrity		1142 Buckingham Dr. Costa Mesa 92625	11/6/22
91	Shannon Daniels		6102 San Jose Costa Mesa 92625	11/6/22
92	Phillip Hay		1095 Santa Cruz Canal CM	11/6/22
93	Joshua Hayes		1073 Tulare Dr COSTA MESA	11/6/22
94	Ronnie Dufault		2855 PINECREED DR 9201 CM	11/6/22
95	YOSHIE IBUSHI		16937 MT. COLLIER ST. FV 92905	11/6/22
96	Adriana Herge		1305 S. Center St SA	11/6/22
97	Trey Burdette		6722 Pinegrove Ln CM	11/6/22
98	Amel Kadie		2422 Niagara Way CM	11/6/22
99	Kathy Carrera		996 Carnation Ave CM	11/6/22
100	YASUKO JOYAKA		11311 WARNER APT 105, EV	11/9/22
101	Wocheri Villahermosa		3333 Fairview Rd. CM	11/7/2022

Petition for Approval of Conditional Use Permit AK MARKET

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#	Printed Name	Signature	Address	Date
102	GENEVIE BEEL		3533 PARKVIEW RD CUM	11/7/22
103	Linda Marozak		3730 S. Santa Fe Village Dr.	11-7-22
104	Jacqueline Marozak		3730 S. Santa Fe Village Dr.	11-7-22
105	ANNA ASATURYAN		208 POINTE DR. BREA, CA	11-7-22
106	Tessa Smith		302 Princeton Dr. Costa Mesa, CA	11/7/22
107	Jillian Smith		302 Princeton Dr. Costa Mesa, CA	11/7/22
108	Steve Johnson		2526 MacArthur Blvd S.A. 92704	11/7/22
109	VINCENT ALLES		960 AZALEA DR CUM	11/7/22
110	TIM FETTIG		1079 REDDING AVE C.M. 92626	11/7/22
111	Tarek Britt		1610 N Broadway Santa Ana 92706	11/7/22
112	Brian Gray		3491 Windsor Court, CUM	11/7/22
113	NORMAN JOHNSON		3636 Fairview R CUM	11/7/22
114	Lee Candelana		1034 Secretariat Circle CUM	11/8/22
115	Braxton Corbin		1056 Salinas Ave Costa Mesa 92626	11/8/22
116	Shawn Schumacher		3444 Fuchsia St, Costa Mesa 92626	11/8/22
117	Teff Baruch		1180 Kingston ST Costa Mesa 92626	11/8/22
118	Miguel Hernandez		1054 Redding Ave. Costa Mesa, CA	11/9/22
119	Nick Petrucci		1094 Visalia Dr. Costa Mesa, CA	11/9/22
120	Alex Gilman		2821 Sunflower Ave Costa Mesa	11/9/22
121	Dustin Gustafson		1074 Santa Cruz Cir, Costa Mesa	11-9-22
122	Thyme Nash		2521 W. Sunflower Ave Santa Ana	11-11-22
123	KARL MELENDEZ		3604 W CRYSTAL W SANTA ANA CA	
124	Jacob Holiday		3384 Wimbledon Way, Costa Mesa	11/13/22