

**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". The signature is fluid and cursive, with a large initial "S" and "E".

Sandra Evans

3496 Queens Court

Costa Mesa, CA 92626

Miglant Hernandez
1054 Redding Ave
Costa Mesa, Ca. 92626

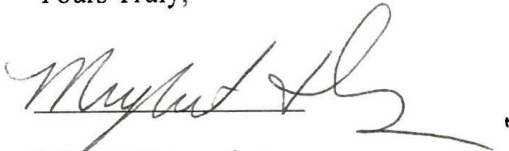
City of Costa Mesa Planning Division

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 black ink, appearing to read 'Miglant Hernandez', written over a horizontal line.

Miglant Hernandez

Tyler Reed
Paralegal

November 10, 2022

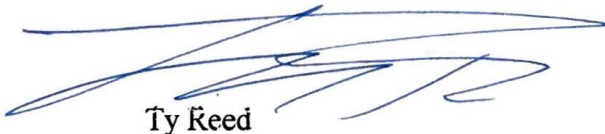
CITY OF COSTA MESA PLANNING COMMISSION
77 Fair Drive
Costa Mesa, CA 926263 Hutton Centre Drive • Ninth Floor • Santa Ana, CA 92707
(714) 241-4444 • Fax (714) 241-4445 • treed0@callahan-law.com**Re: AK Market – Petition for Liquor License**
1178 Sunflower Ave., Costa Mesa, CA 92626

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

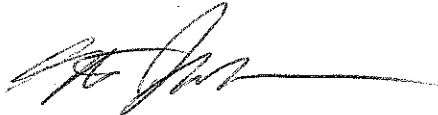
Senior Trial Paralegal

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 | <i>Raul Judenc</i> | 3500 S. GREENVILLE ST. F9 SANTA ANA, CA 92704 | 11/3/22 |
| 2 | TOM KAMPH | <i>Tom Kamph</i> | 1002 CANADIANE C. C.M. 92626 | 11/3/22 |
| 3 | Larry N Smith | <i>Larry N Smith</i> | 3623 Bear St Santa Ana | 11-3-22 |
| 4 | Sandra Evans | <i>Sandra Evans</i> | 3496 Queen Ct CM | 11/3/22 |
| 5 | Michelle Laesque | <i>Michelle Laesque</i> | 2526 W MacArthur Blvd S. A | 11/3/22 |
| 6 | Kevin Mangusig | <i>Kevin Mangusig</i> | 2511 W. Sunflower Ave Unit A5 Santa Ana, CA 92704 | 11/3/22 |
| 7 | Jon Caesar | <i>Jon Caesar</i> | 3333 Fairview RD Costa Mesa, CA | 11/3/22 |
| 8 | ISAAC DENAS | <i>Isaac Denas</i> | 1023 SAN PABLO CIR, CM | 11/3/22 |
| 9 | JOSE REYES | <i>Jose Reyes</i> | 2511 W. Sunflower Ave. P2 | 11/3/22 |
| 10 | Ambrosio Sanchez | <i>Ambrosio Sanchez</i> | 208 W Aurora S.A | 11/3/22 |
| 11 | Jason R Myhra | <i>Jason R Myhra</i> | 655 Baker st #2102 Costa Mesa | 11/3/22 |
| 12 | Alex Barrido | <i>Alex Barrido</i> | 1301 S center st JA | 11/3/22 |
| 13 | Gloria Garcia | <i>Gloria Garcia</i> | 3914, ARF Santa Ana | 11-3-22 |
| 14 | Custavo Ortega | <i>Custavo Ortega</i> | 2013 W Harvard St | 11-3-22 |
| 15 | Christopher Ramirez | <i>Christopher Ramirez</i> | 1310 S Baker St Santa Ana | 11-3-22 |
| 16 | Tyler Reed | <i>Tyler Reed</i> | 2511 W. SUNFLOWER AVE. #B3 Santa Ana | 11-3-22 |
| 17 | Eric Cabrillo Hernandez | <i>Eric Cabrillo Hernandez</i> | 2513 W. St. Andrews Pl. Santa Ana, CA 92704 | 11-3-22 |
| 18 | Steven Fernandez | <i>Steven Fernandez</i> | 1130 Princeton Ct 92705 | 11/3/22 |
| 19 | Kathryn Gordon | <i>Kathryn Gordon</i> | 1000 S Coast Dr CM. | 11/3/22 |
| 20 | Jewel Christie | <i>Jewel Christie</i> | 1134 Buckingham Dr. CM 92626 | 11/3/22 |
| 21 | SRIKIRAN NELLI | <i>Srikiran Nelli</i> | 3682 Aspen Village Way, A2A | 11/3/22 |
| 22 | Ayebi Nasir | <i>Ayebi Nasir</i> | 2521 W Sunflower Ave Unit L11 Santa Ana, 92704 | 11/3/22 |
| 23 | Patryk Piestroniewicz | <i>Patryk Piestroniewicz</i> | 17885 NORFOLK LN. CA ANAHEIM | CA 11/3/22 |
| 24 | TELE L. GONZALEZ | <i>Tele L. Gonzalez</i> | P.O. Box 30295 S.A. CA 92735 | 11/3/22 |
| 25 | Joe D. Gomez | <i>Joe D. Gomez</i> | 16950 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 Huilten | | 1824 2571 W Sunflower St ^{Costa Mesa} | 11/3 |
| 27 | Dominique Bushnell | | 1095 Santa Catalina Circle | 11/3 |
| 28 | DANIEL Lusk | | 1005 BEGONIA AVE ^{Costa Mesa} | 11/03 |
| 29 | IAN DeFeo | | 1122 Salinas Ave CM | 11/3 |
| 30 | SOSC KOMURO | | 2501 W. SUNFLOWER BLVD | 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 | | 250 B West ^{BLVD SA 92629} West ^{FAIRVIEW CA} | 11/4-22 |
| 34 | Reginald Kovick | | 3101 Fairview St Fairview Santa Ana | 11/4 |
| 35 | Scott Carsrud | | 2022 Canode Cir CM | 11/4 |
| 36 | John Schilling | | 3476 Winhobby CA | 11/4 |
| 37 | Dylan S. Pfeifer | | 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 ⁹²⁷⁰⁷ CA | 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 # 23A | 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} Justin | 11/4 |
| 50 | Matthew Romero | | 1101 W Stevens Ave. Apt. 83 SA | 11/4 |
| 51 | Carlos Calzada | | 2501 W Sunflower Ave E7 ⁹²⁷⁰⁴ | 11/4 |

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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 ^{Costa Mesa} Santa Ana 92704 | 11/4/22 |
| 54 | Nick Archontes | | 1105 W Buckingham Dr ^{Costa Mesa} CA 92626 | 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 Villalona | | 1000 South Coast Drive ^{Costa Mesa} CA 92626 | 11/4 |
| 58 | JAY ERWIN | | 3685 Aspen Village Way ^{Costa Mesa} Santa Ana | 11/4 |
| 59 | Mya Mangin | | 3475 Windsor Ct ^{Costa Mesa} CA | 11/4/2022 |
| 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} CA | 11/5/22 |
| 63 | Jolanta Kryszewicz | | 2511 Sunflower ST 92704 | 11/5/22 |
| 64 | Michelle Stegeman | | 3411 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 & PEREZ | | 2719 W Juniper St. S.A. CA 93030 | 11-5-22 |
| 67 | Dawn Binn | | 2536 B WEST Mendenhall | 11-5-22 |
| 68 | DAVID LAURET | | 1050 SAN PABLO CIR CM | 11/5/22 |
| 69 | KOZUM JOHANNSEN | | 2125 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 | Carlo Hernandez | | 2614 W. Dunsmuir St. | 11-5-22 |
| 76 | Chris Hirdinger | | 3497 QUANA CT 92626 | 11/5 |

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| # | Printed Name | Signature | Address | Date |
|-----|-----------------------|-----------|--------------------------------------------------|-----------|
| 77 | BRAD KAYE | | 2530 W. MACARTHUR BLVD #B SANTA ANA, CA 92701 | 11/5/22 |
| 78 | Noelil Whalley | | 2770A W. SERRANO AVE CM 92701 | 11/5/22 |
| 79 | Brad 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 | Cindy Erwin | | 3655 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 FOLK | | 3463 SAN RAFAEL CIR CM. CA. | 11/6/22 |
| 86 | Issette Nea-De-Santos | | 1141 Buckingham Dr. Costa Mesa 92625 | 11/6/22 |
| 87 | Kevin Craker | | 650 W Center Dr. Costa Mesa 92625 | 11/6/22 |
| 88 | LAY. FETALUISA | | 1000 South Coast Dr Apt 209 CM | 11/6/22 |
| 89 | Meghan Fogliani | | 1000 S. COAST DR. R104 CM | 11/6/22 |
| 90 | Brendan Gerrity | | 1142 Buckingham Dr. Costa Mesa 92621 | 11/6/22 |
| 91 | Shannon Daniels | | 6102 San Jose Costa Mesa 92626 | 11/6/22 |
| 92 | Phillip Hay | | 1095 Santa Cruz Blvd 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 | Adriela Herrojo | | 1305 S. Center St SA | 11/6/22 |
| 97 | Trey Burdick | | 6722 PINE CREEK DR CM | 11/6/22 |
| 98 | Amy Kadie | | 2422 Niagara Way CM | 11/6/22 |
| 99 | Kathy Carrera | | 996 Carnation Ave CM | 11/6/22 |
| 100 | YASUKO JOYNER | | 11311 WARNER APT 105. EV 92714 | 11/7/22 |
| 101 | Wocheri Villahermosa | | 3333 Fairview Rd. CM | 11/7/2022 |

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| # | Printed Name | Signature | Address | Date |
|-----|--------------------|-----------|-----------------------------------|----------|
| 102 | GENEVIEVE BELL | | 3533 PARKWAY 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 | VINLENA ALVES | | 960 AZALEA DR CUM | 11/7/22 |
| 110 | TIM FETTIG | | 1079 REDDING AVE C.M. 92626 | 11/7/22 |
| 111 | Tared Brill | | 1610 N Broadway Santa Ana 92706 | 11/7/22 |
| 112 | Brian Gray | | 3491 Windsor Court, CUM | 11/7/22 |
| 113 | NORMAN JONAS | | 2636 Fairview R CUM | 11/7/22 |
| 114 | Lee Candelana | | 1034 Secretariat Circle CUM | 11/8/22 |
| 115 | Braxton Corbin | | 1056 Salinas ave costamesa 92626 | 11/8/22 |
| 116 | Shawn Schumaker | | 3444 Fulsia St, Costa Mesa 92626 | 11/8/22 |
| 117 | Jeff 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 | | 291 Sunflower Ave Costa Mesa | 11/9/22 |
| 121 | Dustin Gustafson | | 1074 Santa Cruz Cir, Costa Mesa | 11-9-22 |
| 122 | Thyme Nord | | 2521 W. Sunflower Ave Santa Ana | 11-11-22 |
| 123 | KARL WELANDREZ | | 3604 W CRYSTAL W SANTA ANA CA | |
| 124 | Jacob Holiday | | 3384 Wimbledon Way, Costa Mesa | 11/13/22 |