

April 29, 2024

**City of Menlo Park – Planning Division**

701 Laurel Street, Menlo Park, CA 94025

**Re: Use Permit Application for 1925 Menalto Avenue**

**Applicants: ERE VINO LLC; Samantha Hamlin & Lea Redmond**

**Address: 1925 Menalto Avenue, Menlo Park, CA 94025**

**APN: 062-366-150**

**Proposed Use:** Restaurant - Haven Wine & Cheese

The applicants, Samantha Hamlin & Lea Redmond, long time Willows residents of over 20 years, hereby submit the attached Conditional Use Permit Application materials for their request to allow a change of use at the property located at 1925 Menalto Avenue.

**Our Vision:**

Imagine this: as you wander through the quaint streets of the Willows, your attention is drawn to the captivating beauty of a space that feels like a warm hug. Enter Haven Wine & Cheese, a cozy haven created by two local mothers, exuding charm and welcoming neighbors to indulge in something truly delightful.

More than just a place to grab a bite, it's a warm gathering spot designed to bring people together. Inside, you'll find a beautifully revamped space where every detail has been carefully considered to make your dining experience unforgettable.

**Background:**

Located in the City of Menlo Park's Commercial C-2 zone, the subject property is primed for restaurant use. With this in mind, the applicants envision Haven Wine & Cheese, to be a cozy establishment offering unique culinary and wine experiences. Their plan includes an innovative menu that includes tapas, lunch, dinner and brunch boards. They will also offer quarterly curated wine and/or cheese memberships, specialty food items, and engaging events like charcuterie board classes and wine talks by esteemed wine-makers. Additionally, they intend to host private gatherings. To facilitate these offerings, the applicants plan to secure a Type 41 Alcoholic Beverage Control license, specifically for "On-sale Beer & Wine – Eating Place."

The proposed Haven Wine & Cheese will be situated within one of the four suites of an existing single-story commercial building. The space, formerly a hair salon, encompasses approximately

1,328 square feet. This includes 953 square feet of interior shop space and an additional 375 square feet earmarked for outdoor dining.

### **Project Description:**

Haven Wine & Cheese will undergo interior enhancements to create a new kitchen/food-prep area with a bar and table seating that can accommodate 30 dining guests (18 indoor dining seats and 12 outdoor dining seats). Outdoor dining, comprising 3 tables with 12 seats, will be available at the back of the restaurant's fenced-off patio area.

Adjacent to the subject lot, Café Zoe is also authorized to offer outdoor dining.

Haven's vision extends beyond mere culinary satisfaction; they aspire to be good neighbors as well. Acknowledging the significance of community harmony in the Willows area, proactive steps will be taken to ensure noise levels comply with city ordinances, preserving the tranquility of nearby residential spaces. Operating hours and staffing reflect a commitment to balance and sustainability, with doors opening from 11:00 am to 9:00 pm, Tuesday through Sunday. Noise levels will be kept within permissible limits, aligning with city ordinances for daytime hours.

The restaurant plans to have a maximum of 4 full-time staff during each shift (lunch, brunch, or dinner), along with one owner overseeing operations. Additional part-time employees will be hired as needed for busy nights and brunch service.

No exterior alterations are planned except for the replacement of the front entry door and rear sliding door with a swing door. Future permit applications will cover exterior signage.

### **Parking:**

Parking is a crucial consideration, and we have implemented several strategies to mitigate potential parking issues:

The proposed lot is in C-2 zoning district, requiring six off-street parking spaces per 1,000 square feet of gross floor area. At approximately 1,328 square feet, the subject restaurant is required to provide 8 parking spaces. The subject lot does not provide any conforming parking spaces fully on site. However, the property is served by 18 perpendicular parking spaces that are located partly on private property and partly on public right-of-way along the Menalto Avenue frontage, which also serve the other nearby parcels. Gilbert Avenue also provides a number of parallel parking spaces that may be used by patrons of these properties, although these are public spaces and not limited for use by the subject site only.

### *Shared Parking Agreement*

The property owner will secure an agreement with the adjacent La Hacienda Market owner (Ramiro Chavez) to share parking spaces. This arrangement provides relief during peak dining hours, as restaurant demand overlaps with lesser demand from supermarket shoppers.

There are currently 2 bicycle racks located along Menalto Ave (see Site Plan on Sheet A0.1) that provide a maximum of 18 bicycles to be parked at the racks. In order to help to encourage non-automotive transportation and further help mitigate parking demand, the proposed Restaurant is proposing to install an additional bicycle rack at the rear parking area to allow for 9 bicycles to be parked (as the front of the shop is too narrow to incorporate a bicycle rack).

### *On-Site Parking Utilization*

While the subject lot does not provide conforming on-site parking spaces, the rear shared parking area for the entire lot is utilized by employees, freeing up street spaces for business patrons. Although not conforming, this area effectively serves the parking needs of the businesses. The adjacent eight businesses that share the Right of Way parking have peak demand times that for the most part will not overlap significantly with what is projected for Haven.

Note also that there will be infrequent unloading activity for the restaurant's materials. But as the unloading is infrequent, it can be easily managed together with the parking function by the tenants. Trash pickup is located at the end of the lot closest to the alley.

### *Off-Site Parking Options*

In addition to the shared parking agreement, patrons can utilize parallel parking spaces on Gilbert Avenue, providing supplementary parking options.

The above parking mitigating strategies are summarized in the attached Transportation Demand Management (TDM) Plan (see Attachment B).

Because the restaurant intends to serve the surrounding neighborhood, some customers may choose to walk or bicycle to the location, while designated bicycle parking racks are provided (as mentioned above). Evidently, for the existing Café Zoe, customers are parking their bicycles at the bicycle racks from time to time. And too, customers who frequent the adjacent businesses may also become customers of the proposed restaurant. What's more, it's possible some employees commute to the site using alternative modes of transit, family drop-off, and pick up at work, thereby reducing parking demand.

**Conclusion:**

The proposed Haven Wine & Cheese restaurant aims to cater to the residents of the surrounding Willows neighborhood, offering an exclusive culinary and wine adventure. By addressing parking concerns and showing dedication to the community, they are confident this endeavor harmonizes with the city's goals. The applicants are enthusiastic about establishing a dynamic culinary experience while also strengthening community bonds in their own neighborhood.

Please review the attached application materials and do not hesitate to contact us with any questions or additional information required.

Sincerely,

Samantha Hamlin & Lea Redmond  
1925 Menalto Avenue  
Menlo Park, CA 94025

With this application, we provide the following:

1. Signed Menlo Park Planning Application Form and Agreement to Pay Fee
2. Planning Division Data Sheet
3. Project Plans
4. Architectural Drawing Authorization
5. Project Description; Attachment A
6. Transportation Demand Management (TDM) Plan; Attachment B
7. Letters of Support

If you have any questions or require more information please contact me.



Sincerely,

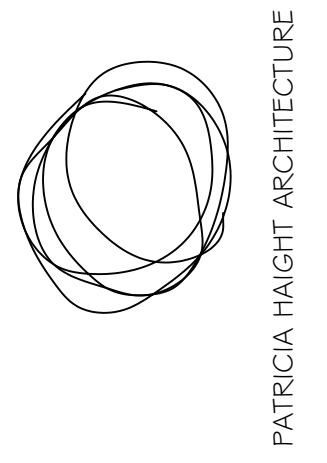
05/06/2024

---

Patty Haight  
Patricia Haight Architecture

Date





HAVEN WINE AND CHEESE  
 EVE VINO LLC  
 1925 Menalto Avenue  
 Menlo Park, CA

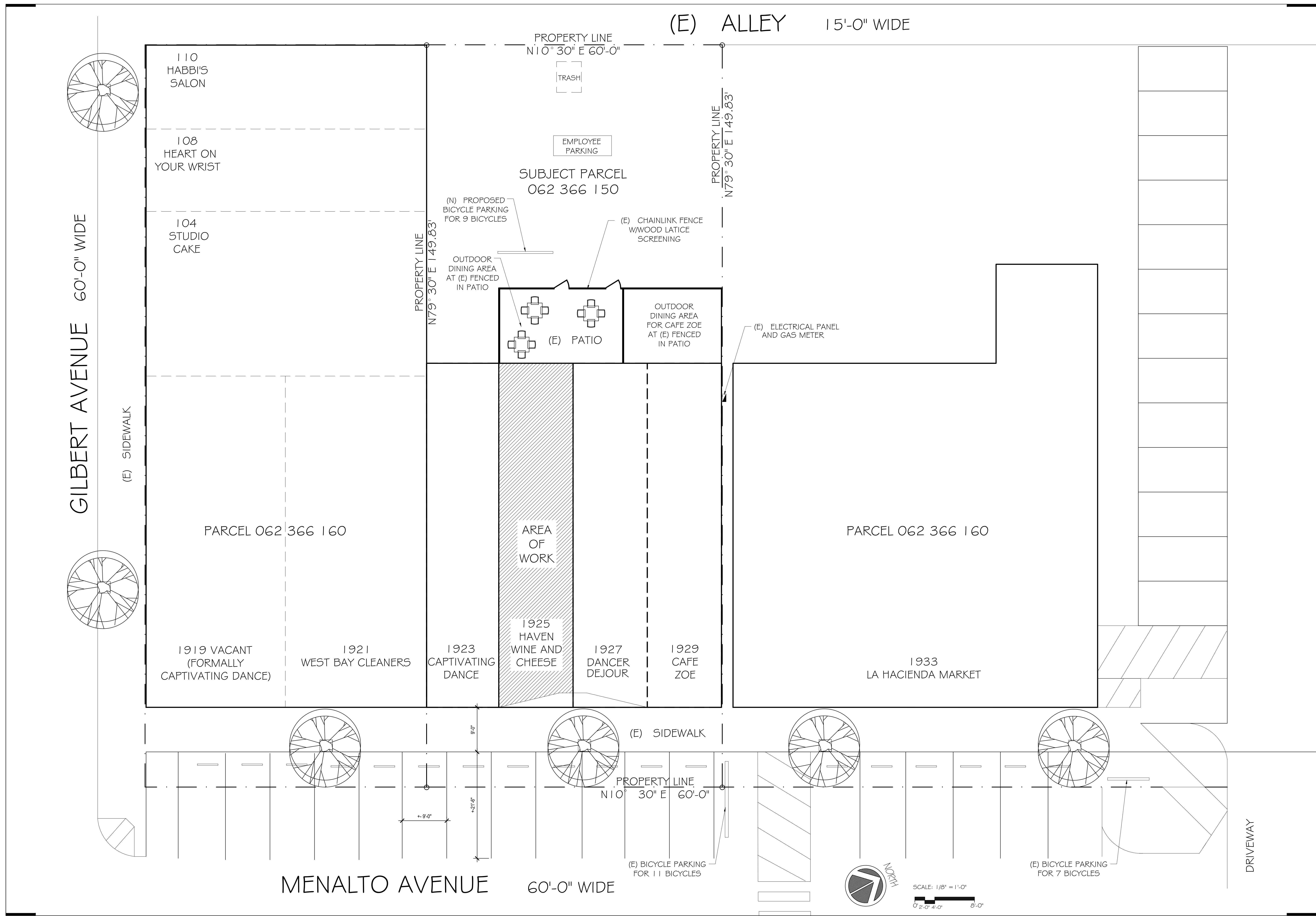
SITE PLAN

Revisions	Date:	Mark:
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-

Issue Date:  
04/29/2024

Sheet #:

**A0.1**



GILBERT AVENUE 60'-0" WIDE

(E) ALLEY 15'-0" WIDE

MENALTO AVENUE 60'-0" WIDE

SUBJECT PARCEL  
062 366 150

110  
HABI'S  
SALON

108  
HEART ON  
YOUR WRIST

104  
STUDIO  
CAKE

PARCEL 062 366 160

1919 VACANT  
(FORMALLY  
CAPTIVATING DANCE)

1921  
WEST BAY CLEANERS

1923  
CAPTIVATING  
DANCE

1925  
HAVEN  
WINE AND  
CHEESE

1927  
DANCER  
DEJOUR

1929  
CAFE  
ZOE

PARCEL 062 366 160

1933  
LA HACIENDA MARKET

PROPERTY LINE  
N10° 30' E 60'-0"

TRASH

EMPLOYEE  
PARKING

PROPERTY LINE  
N79° 30' E 149.83'

(N) PROPOSED  
BICYCLE PARKING  
FOR 9 BICYCLES

(E) CHAINLINK FENCE  
W/WOOD LATTICE  
SCREENING

OUTDOOR  
DINING AREA  
AT (E) FENCED  
IN PATIO

(E) PATIO

OUTDOOR  
DINING AREA  
FOR CAFE ZOE  
AT (E) FENCED  
IN PATIO

(E) ELECTRICAL PANEL  
AND GAS METER

AREA  
OF  
WORK

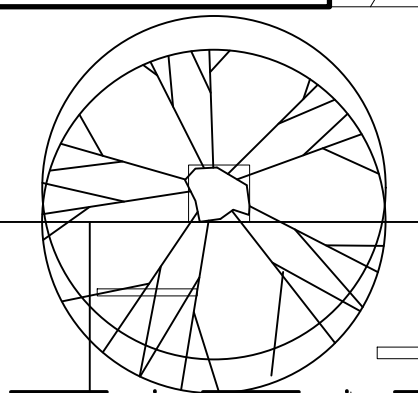
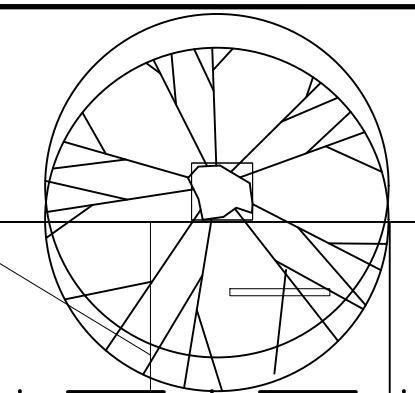
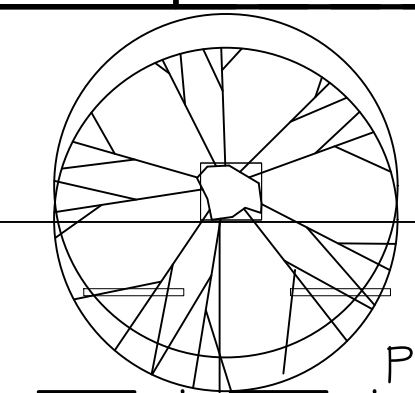
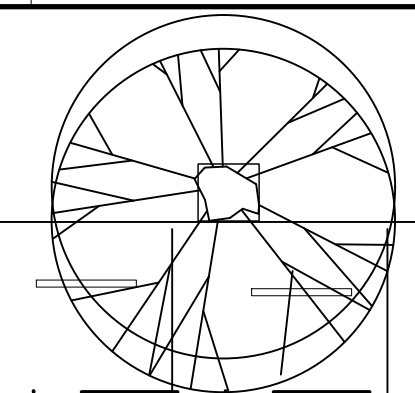
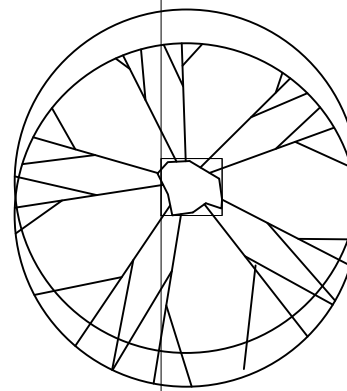
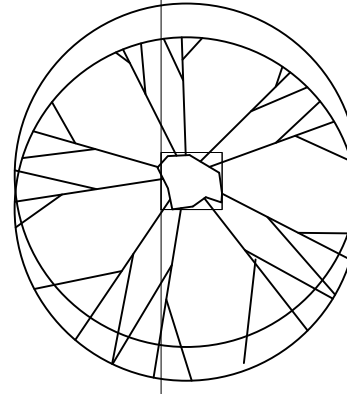
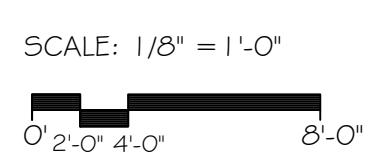
(E) SIDEWALK

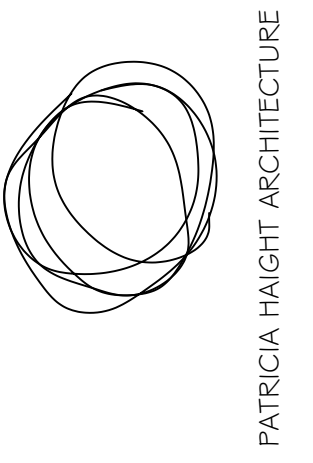
PROPERTY LINE  
N10° 30' E 60'-0"

(E) BICYCLE PARKING  
FOR 11 BICYCLES

(E) BICYCLE PARKING  
FOR 7 BICYCLES

DRIVEWAY

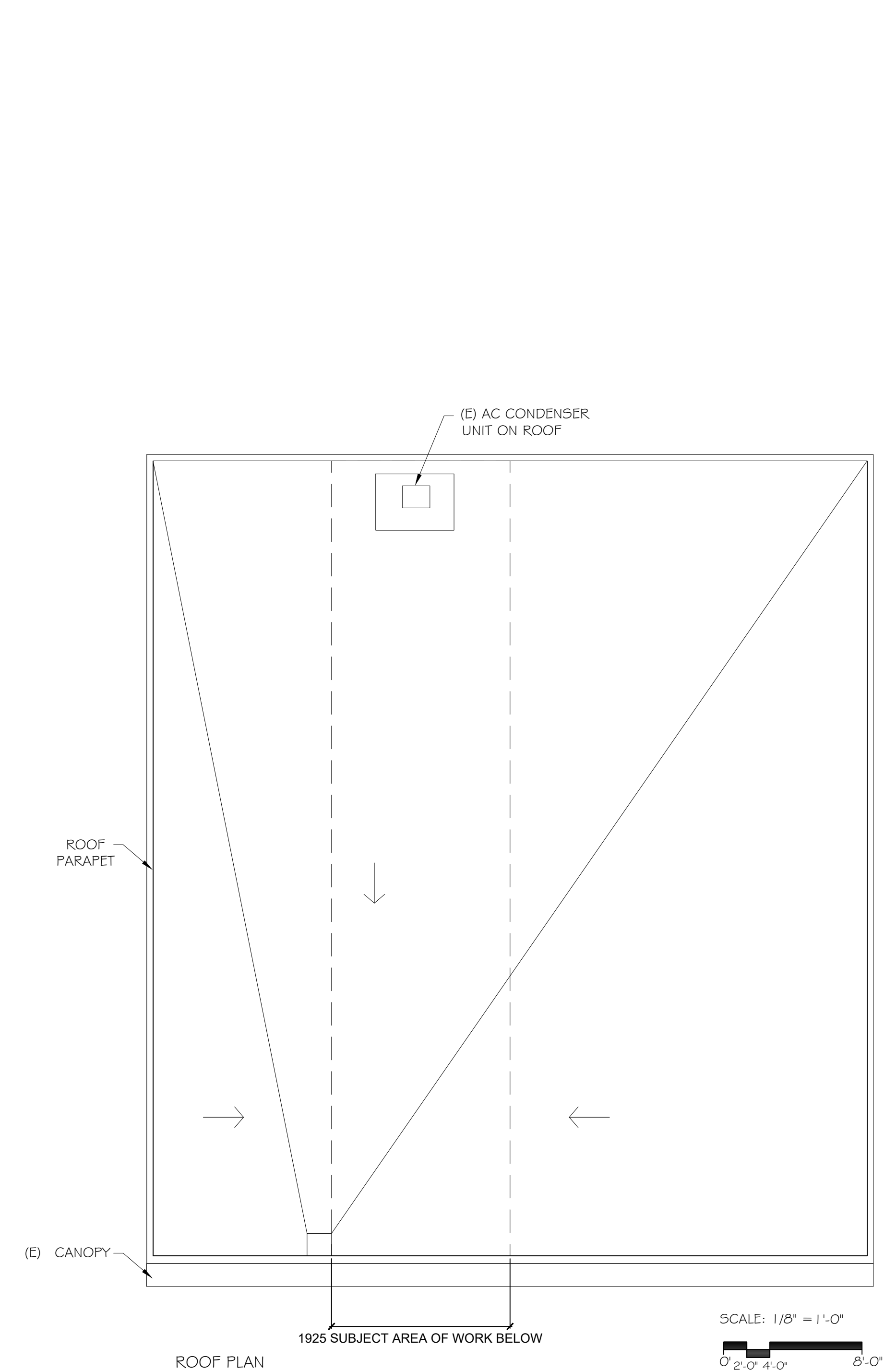
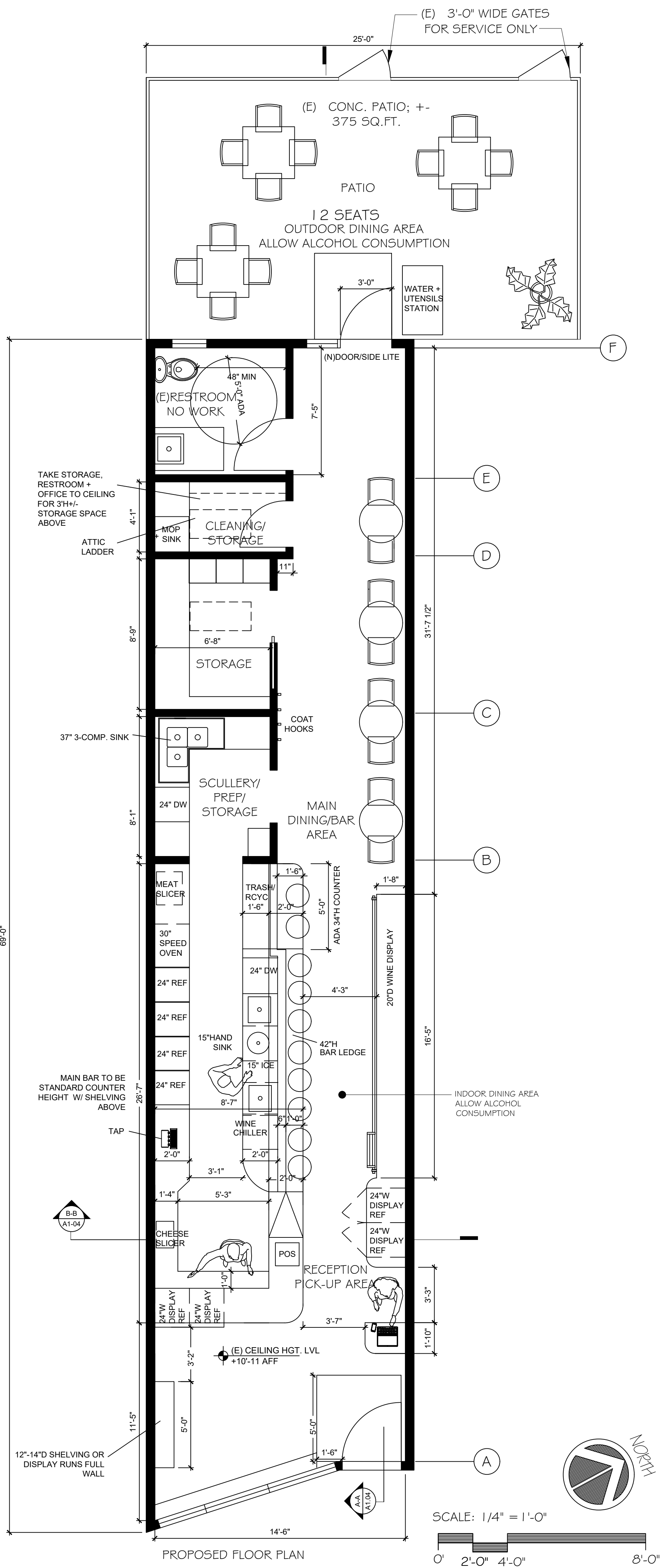
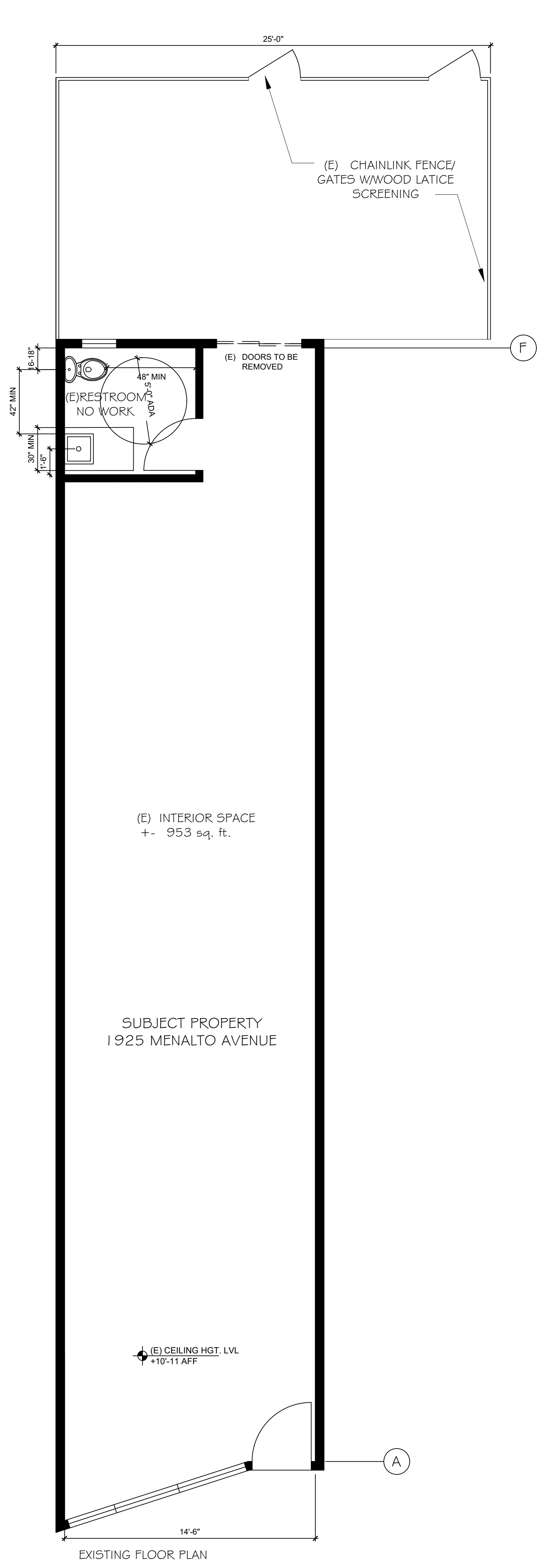


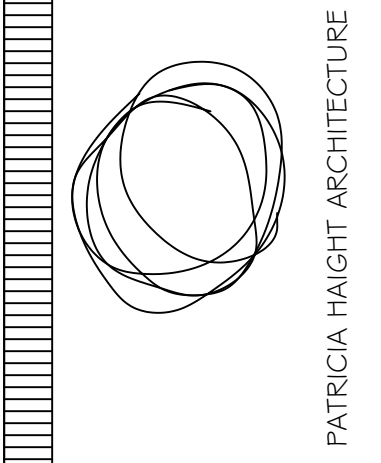


HAVEN WINE AND CHEESE  
 EVE VINO LLC  
 1925 Menalto Avenue  
 Menlo Park, CA

FLOOR PLANS AND ROOF PLAN

Revisions	
Date:	-
Mark:	-
Date:	-
Mark:	-
Date:	-
Mark:	-
Date:	-
Mark:	-
Issue Date:	04/29/2024
Sheet #:	

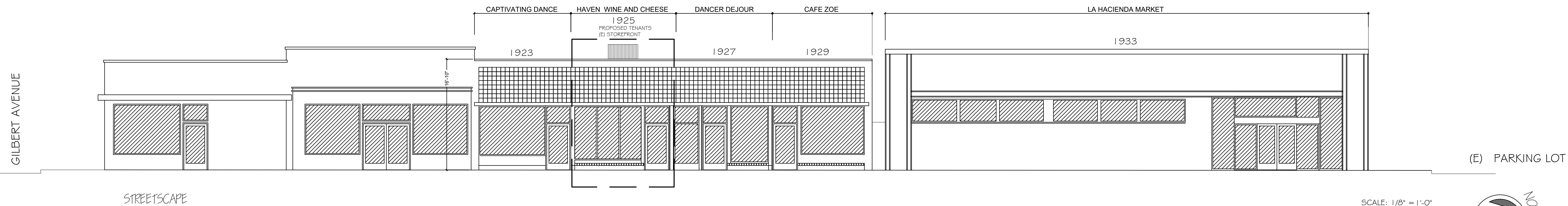




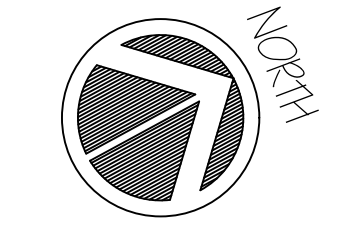
PATRICIA HAIGHT ARCHITECTURE



VIEW C- SEE REFERENCE ON SHEET A1.3



SCALE: 1/8" = 1'-0"  
 0 2'-0" 4'-0" 8'-0"



HAVEN WINE AND CHEESE  
 EVE VINO LLC  
 1925 Menalo Avenue  
 Menlo Park, CA

STREET ELEVATION

Revisions
Date: -
Mark: -
Date: -
Mark: -
Date: -
Mark: -
Date: -
Mark: -

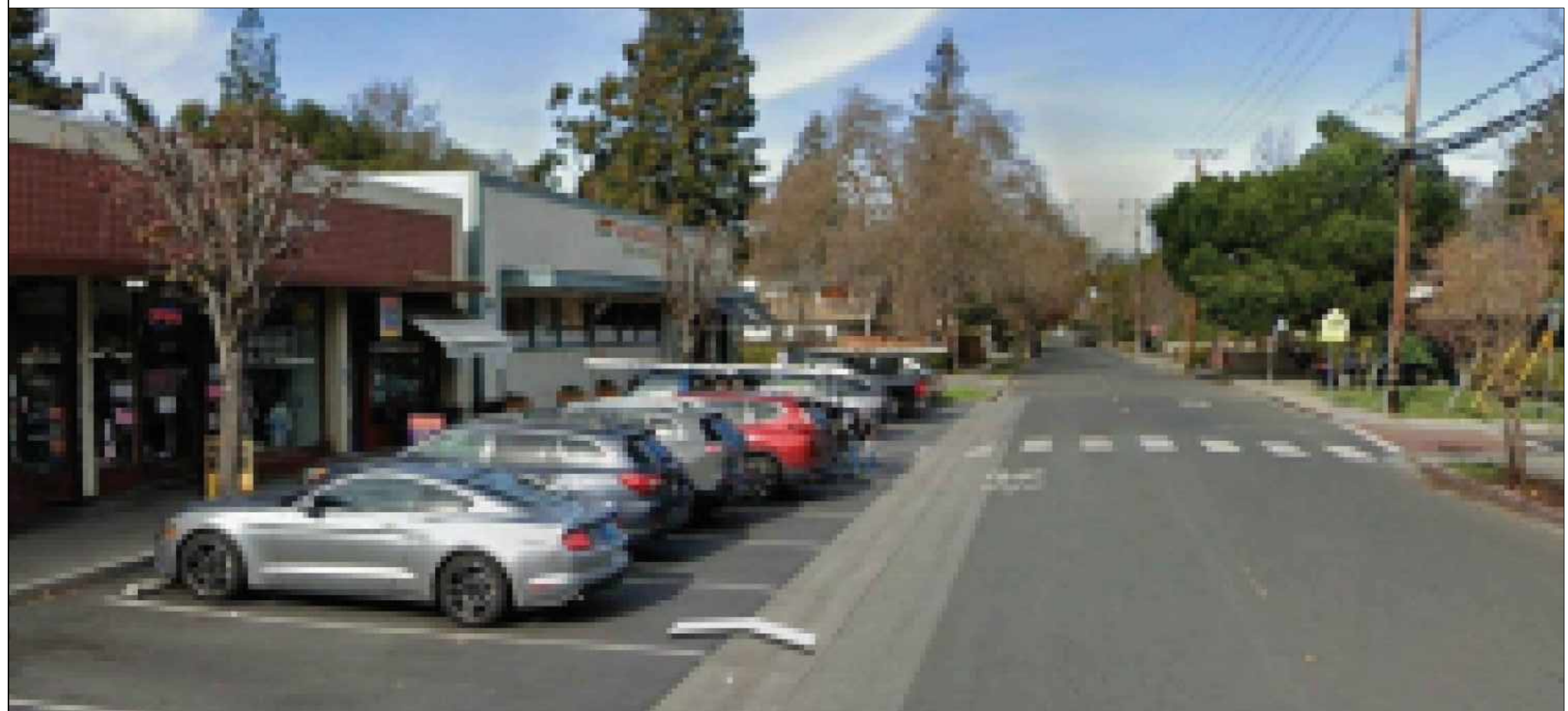
Issue Date:  
 04/29/2024

Sheet #:

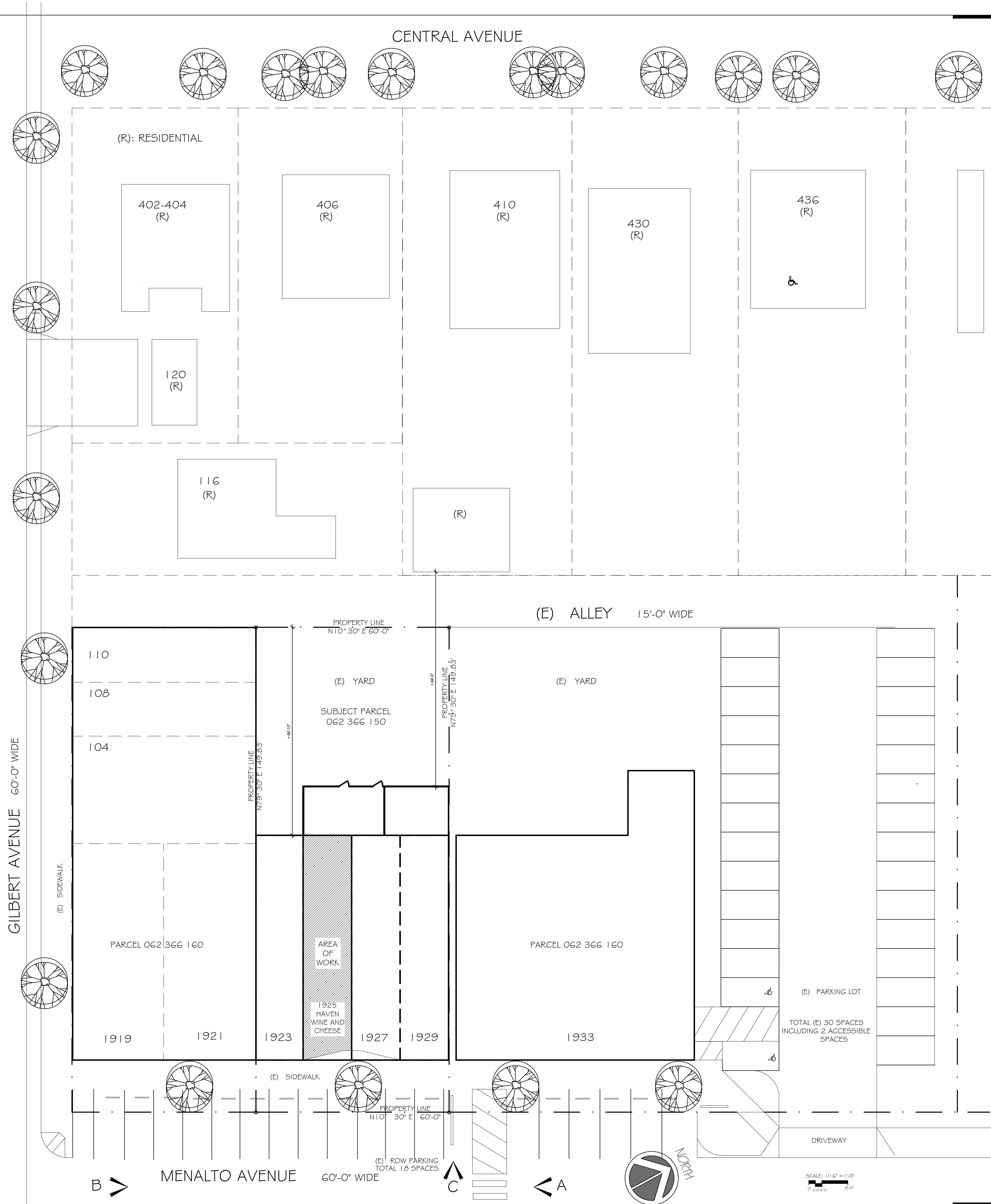




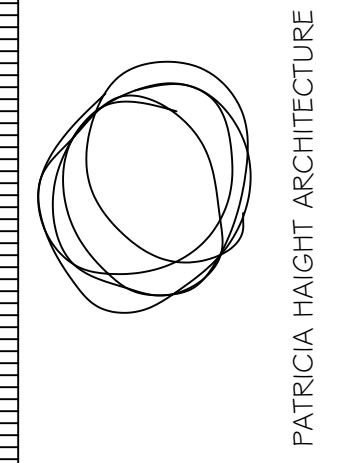
VIEW -A



VIEW -B



99 6th Avenue  
San Francisco, CA 94118  
T 415.939.4140  
haightpatty77@gmail.com



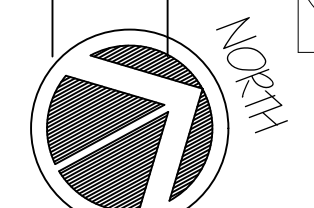
PATRICIA HAIGHT ARCHITECTURE

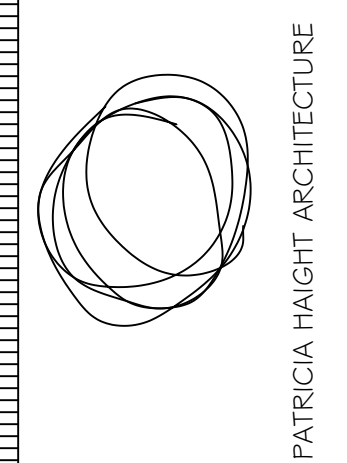
HAVEN WINE AND CHEESE  
EVE VINO LLC  
1925 Menalto Avenue  
Menlo Park, CA

AREA PLAN

Revisions
Date: -
Mark: -
Date: -
Mark: -
Date: -
Mark: -
Date: -
Mark: -
Issue Date: 04/29/2024
Sheet #:

SCALE: 1/16" = 1'-0"



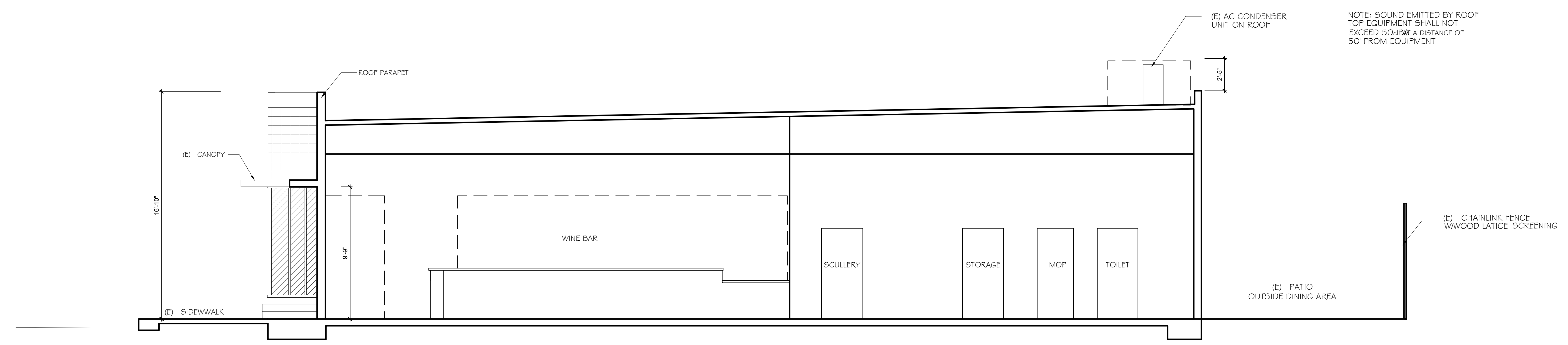


PATRICIA HAIGHT ARCHITECTURE

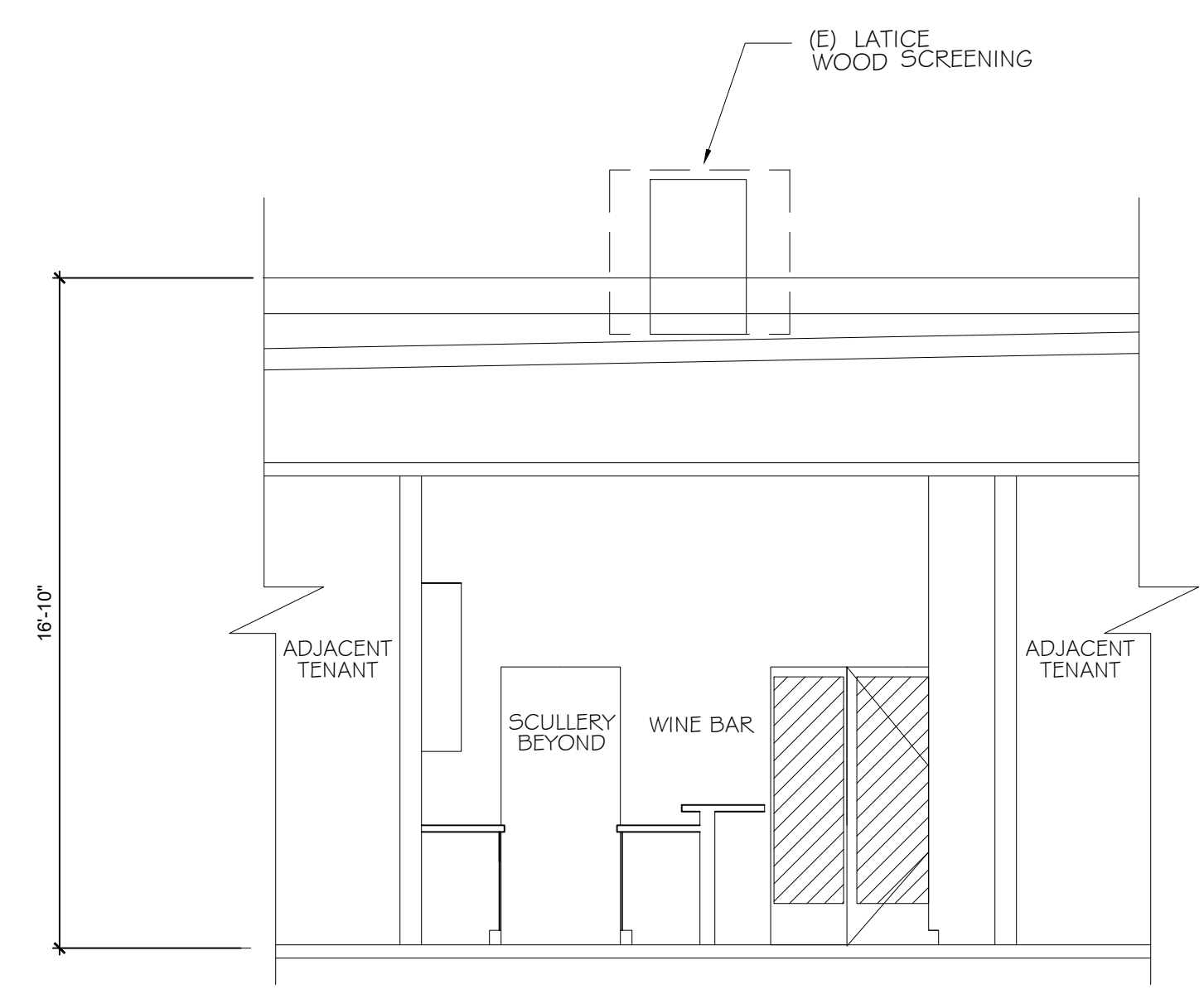
HAVEN WINE AND CHEESE  
 EVE VINO LLC  
 1925 Menlo Avenue  
 Menlo Park, CA

BUILDING SECTIONS AND  
 EXTERIOR ELEVATIONS

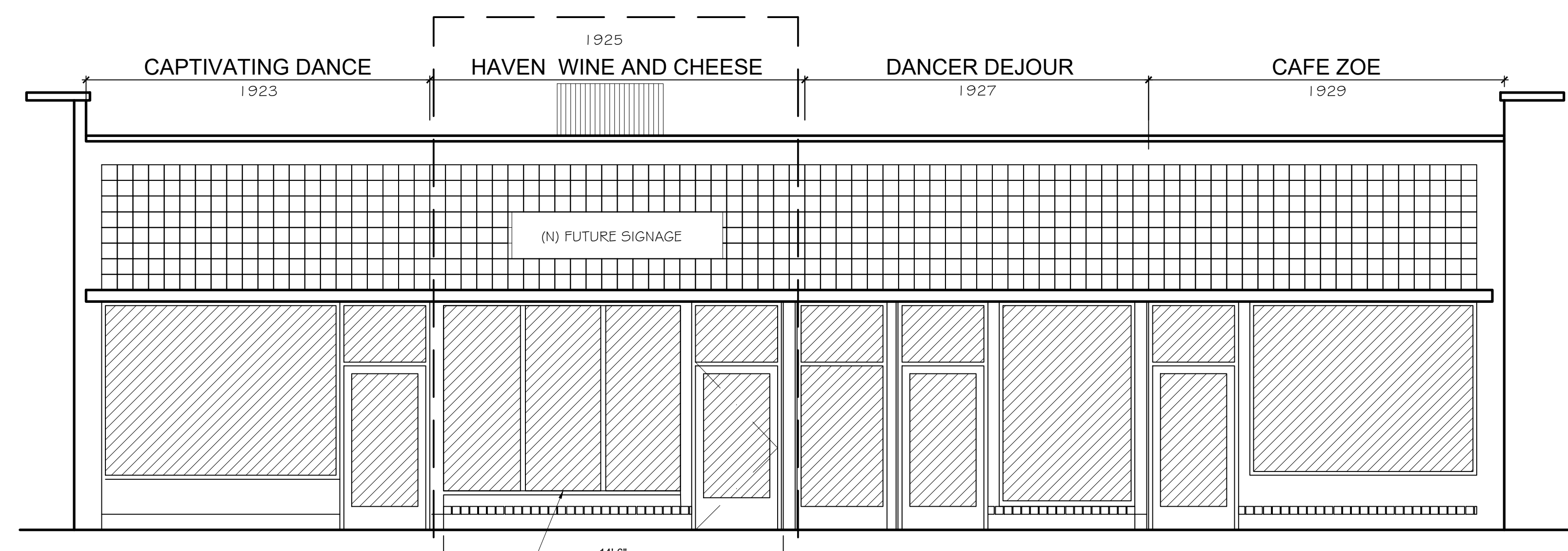
Revisions	
Date:	-
Mark:	-
Date:	-
Mark:	-
Date:	-
Mark:	-
Date:	-
Mark:	-
Issue Date:	04/29/2024
Sheet #:	



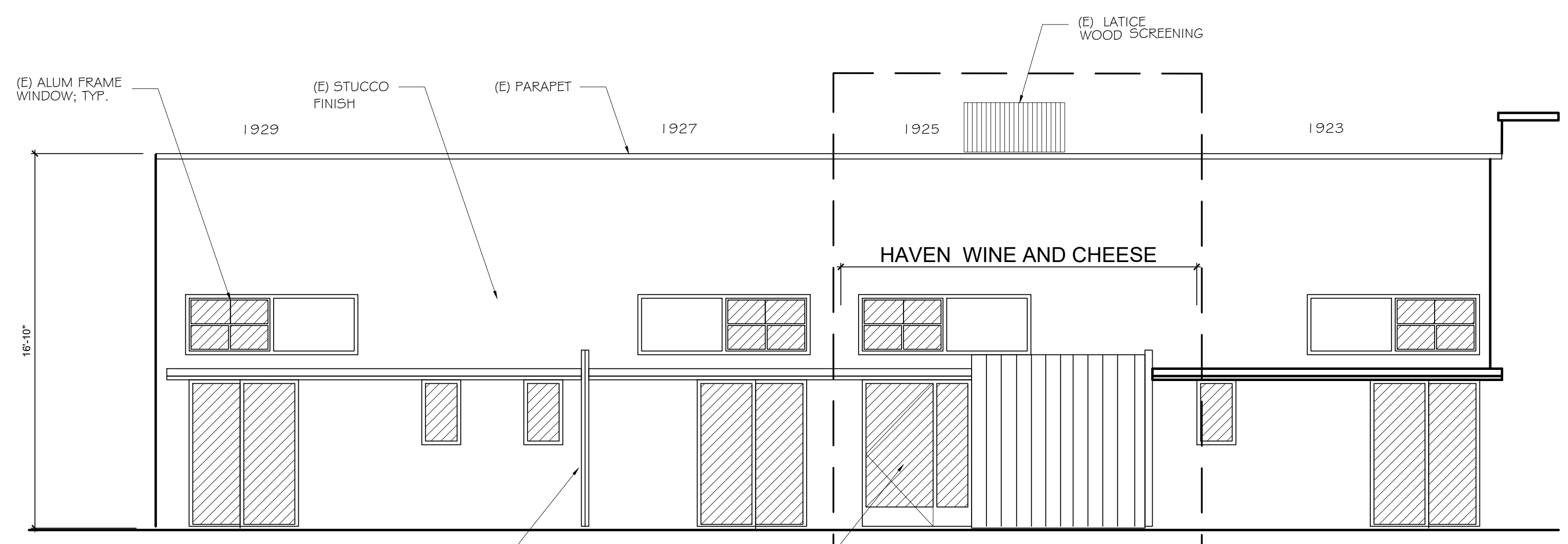
SECTION A-A



SECTION B-B



FRONT ELEVATION



REAR ELEVATION

