



## Architectural Commission Report

---

**Meeting Date:** Wednesday, March 20, 2013  
(Continued from the AC meetings on January 16, 2013)

**Subject:** **NESPRESSO**  
**320 North Beverly Drive**  
Request for approval of a façade remodel, sign accommodation for multiple business identification signs, and construction barricade graphic (PL1231996)

**Project agent:** Al Gutierrez

**Recommendation:** Conduct public hearing and provide the applicant with an approval.

---

### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and a sign accommodation for multiple business identification signs, and construction barricade graphic. This project came before the Commission at its meeting on January 16, 2013 (Attachment A). At that meeting, the Commission provided approval for the proposed construction barricade graphic but asked that the façade remodel and business identification be restudied. The Commission's comments related primarily to the landscaping in the open air dining area, the glass façade projections and connections, delineation between the adjacent storefronts, and spacing around the business identification signs.

The Commission also formed a subcommittee, consisting of Commissioners Gardner-Apatow and Peteris, to review a revised design prior to resubmitting for Commission review (Attachment B). The subcommittee had positive comments that included the following:

- Considered a much stronger design;
- Appreciates removing the screen elements and solitary stone column in the open air dining area;
- The banding around, and within, the upper elevation is successful and helps alleviate odd glass connection with adjacent storefronts;
- A slim edge for storefront delineation is preferred, and;
- Prefers keeping the door signage above entry doors, as opposed to moving it forward.

As a result of the Commission's and subcommittee's comments, the project has been rethought and various elements have been redesigned to incorporate such comments. The primary changes are as follows:

- Reduction of primary business identification sign on glass panels by approximately 20 SF (new size: 35 SF)
- Increase of business identification sign above entryway by approximately 3 SF (new size: 7.5 SF)

*Note: Total reduction in signage of approximately 26 SF*

#### Attachment(s):

- Previously Proposed Staff Reports and Plans
- Subcommittee Review Rendering
- Response to Comments (Applicant Prepared)
- Detailed Design Description and Materials (Applicant Prepared)
- Revised Design Plans, Cut Sheets and Supporting Documents
- DRAFT Approval Resolution

#### Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## Design Review Commission Report

455 North Rexford Drive  
AC Meeting – March 20, 2013

- Removal of stone veneer on solitary column and replacement with dark brown metal to match storefront;
- Revised color blocking on upper portion of the façade;
- New storefront metal surrounds on upper glass panel façade and on signage panels;
- New travertine veneer, as opposed to painted metal, on open air dining barrier;
- New Horsetail Rush for open air dining planter;

The applicant has prepared a list of changes, which has been included for the Commission's review in Attachment C.

### **ZONING CODE COMPLIANCE**

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

### **ENVIRONMENTAL ASSESSMENT**

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### **PUBLIC OUTREACH AND NOTIFICATION**

No public notification was required for this project as it was continued from another meeting.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment A:**

Previously Proposed Staff Reports and Plans



## Architectural Commission Report

**Meeting Date:** Wednesday, January 16, 2013

**Subject:** **NESPRESSO**  
**320 North Beverly Drive**  
Request for approval of a façade remodel, sign accommodation for multiple business identification signs, and construction barricade graphic (PL1231996)

**Project agent:** Al Gutierrez

**Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.

### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel, sign accommodation for multiple business identification signs, and a construction barricade graphic. The façade remodel includes the following:

- Storefront system with clear glazing with metal panel surrounds and custom wood door handles;
- Soffit with sheet metal trim and wood panels in the open air dining area;
- Bronze serigraphed glass over decorative metal panels on the upper portion of the façade (certain glass panels are illuminated with LED lighting);
- Stone veneer material on existing column structure;
- Open air dining elements that include steel planters, fabric and steel tube chairs (black in color), and blonde wood tables

*Note: The Open Air Dining Permit has been approved by the Planning Commission. The Architectural Commission is the reviewing authority for all open air dining elements. Please note that the floor panels located on the public right-of-way would not be permissible as all open air dining areas must be no higher than the sidewalk. Staff is conferring with Public Works as to the feasibility of the perforated steel planters in the public right-of-way.*

The applicant is also requesting a sign accommodation for multiple business identification signs. Based on the width of the storefront, the maximum sign area, with a sign accommodation, is 100 SF. The total sign area for the project is approximately 69.2 SF in area. The proposed signage is as follows:

- One non-illuminated business identification sign located on the upper portion of the façade that is 54 SF in area. This sign consist of sheet metal channel letters with a dark brown face and white returns.
- One back-list business identification sign located on the upper portion of the façade that is 10 SF in area. The sign consists of white acrylic letters set within a dark brown sheet metal element.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents
- C. DRAFT Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner  
(310) 285-1191  
[cgordon@beverlyhills.org](mailto:cgordon@beverlyhills.org)



## Architectural Commission Report

445 North Rexford Drive, Room 280-A

AC Meeting – January 16, 2013

- One back-lit business identification sign located above the entryway that is 4.2 SF in area. The sign consists of white acrylic letters set within a dark brown sheet metal element.
- Two non-illuminated signs located on each door pull that are each 0.5 SF in area, for a total area of 1 SF.

A construction barricade graphic is also proposed. The graphic consists of an artful zipper-type illustration that opens up to a coffee tumbler. Signage is also proposed on that portion of the façade parallel to the street. The total sign area for this signage is approximately 43 SF; the maximum sign area for construction barricades is 62 SF. Signage is also proposed on that portion of the barricade perpendicular to the street; however, this signage is limited to a maximum area of 2 SF for all signage on each elevation. As proposed, the text on these elevations of the barricade does not comply with code requirements and will have to be revised prior to issuing a permit for the construction barricade. The applicant has been made aware of this requirement.

Additionally, this project was reviewed by the Restaurant Subcommittee, consisting of Vice Chair Blakeley and Commissioner Peteris, as part of the restaurant streamlining process. The subcommittee directed the project to be brought before the Commission for a full review but preliminary comments were provided to the applicant as a result of this review. The main comments included clarification on the mechanics of the glass panels, landscaping in the planters, the potential advertisement-orientation of the construction barricade, and business identification signage. The applicant has been provided with the preliminary comments and has been requested to provide responses to such comments.

### ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

### ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

### PUBLIC OUTREACH AND NOTIFICATION

While public noticing within 100' of the project site is required for all sign accommodations, the public noticing requirement is waived for restaurant applications and those subject to review by the Restaurant Subcommittee. As such, no public noticing was required for this application.



<p>Project Title:</p> <p><b>NESPRESSO BEVERLY HILLS</b></p> <p>320 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210</p>	<p>Architect:</p>  <p>SDBIRGGSTRAJA ARCHITECTS 729 Heinz Avenue, Suite 1 Berkeley, CA 94710 510 / 848-0895 FAX 510 / 848-0897</p>	<p>Architects:</p> <p><b>Parisotto+ Formenton Architects</b></p> <p>VIA N. SAURO 15 - 35139 TEL: +39 049 8782255 FAX: +39 049 581118</p> <p>E_MAIL: info@stuciparisottoformenton.it</p> <p>VIA MANGROVA, 9 - 00129 TEL: +39 06 54052278 FAX: +39 06 54102907</p> <p>E_MAIL: info@stuciparisottoformenton.it</p>	<p>Consultants:</p> <p><b>STRUCTURAL</b> Murphy Burr Curry, Inc 85 Second Street, Suite 101 San Francisco, CA 94105</p> <p>TEL: 415-546-0431 FAX: 415-882-7257</p>	<p>Issue Note:</p> <p><b>ARCHITECTURAL REVIEW APPLICATION</b></p> <p>Project ID: Nespresso BH File Name: Drawn By: PH Review By: Plot Date: 12/28/12</p>	<p>Sheet Title:</p> <p><b>STREET ELEVATION</b></p> <p>Sheet No.:</p> <p><b>A3.1</b></p>
--	--	---	--	--	---

A

B

C

D

E

A

B

C

D

E



STRIPED BRONZE GLASS PANELS OVER COLORED METAL

WOOD PANELS

REMOVABLE STEEL PLANTERS

NESPRESSO

PARISOTTO+FORMENTON ARCHITETTI  
info@studioiparisottoformenton.it



WOOD PANELS

STONE VENEER

CUSTOM PERFORATED METAL SCREEN

NESPRESSO

PARISOTTO+FORMENTON ARCHITETTI  
info@studioiparisottoformenton.it

TILE

CUSTOM WOOD HANDLES

RODA CHAIR

OAK FLOORING

Project Title:  
**NESPRESSO BEVERLY HILLS**  
  
320 NORTH BEVERLY DRIVE  
BEVERLY HILLS, CA 90210

Architect:  
  
**SORINESTRAJA ARCHITECTS**  
729 Heinz Avenue, Suite 1  
Berkeley, CA 94710  
510 / 848-0895  
FAX 510 / 848-0897

Architect:  
**Parisotto+Formenton Architetti**  
  
VIA N. SAURO 15 - 35139  
TEL: +39 049 8735255  
FAX: +39 049 8611586  
E\_MAIL: info@studioiparisottoformenton.it  
  
VIA MANICORATI, 3 - 20139  
TEL: +39 02 54092279  
FAX: +39 02 54103661  
E\_MAIL: info@studioiparisottoformenton.it

Consultants:  
**STRUCTURAL**  
Murphy Burr Curry, Inc.  
85 Second Street, Suite 101  
San Francisco, CA 94105  
  
TEL: 415-546-0431  
FAX: 415-882-7257

Issue Note:  
**ARCHITECTURAL  
REVIEW APPLICATION**  
  
Project ID: Nespresso BH  
File Name:  
Drawn By: PH  
Review By:  
Plot Date: 12/26/12

Sheet Title:  
**PROPOSAL  
RENDERS**  
  
Sheet No.:  
**A5.2**



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment B:**

Subcommittee Review Rendering



NESPRESSO

PARISOTTO+FORMENTON ARCHITETTI  
info@studioparisottoeformenton.it



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment C:**

Response to Comments (Applicant Prepared)

GORING & STRAJA ARCHITECTS, PC

TRANSMITTAL

To: *Community Development Department* From: Jim Goring  
ATTN: **Cindy Gordon** Re: **Nespresso - Boutique & Cafe**  
455 North Rexford Drive  
Beverly Hills, CA 90210 Date: March 01, 2013

We are sending you the following via:  
 U.S. Mail     Express Mail     Messenger     Fax    No. of page(s)\_\_\_  
including this one:  
FAX #:  
510 848 0897

Enclosed:

- **(8) copies, Architectural Review Commission Set**
- **1 CD with .pdf of submitted sheets.**

Remarks:

Regarding Architectural Commission comments from 1/31/2013, (January 16 meeting) case no PL1231996:

- A dwarf version of the Horsetail Rush is substituted for the previous cultivar. See sheet A4.5.
- The spacing between the joints of the upper identification sign are increased see sheet A3.1. The rendering and elevation are coordinated see sheet A3.1 and A5.2.
- Facade panel projection is indicated on A3.1.
- See plans and details 1/A2.1, 1/A4.4 and 7/A3.4 for the condition at the facade edges against the adjacent buildings.
- Please see the response above. Below the glass facade, the painted metal finish is recessed from the column faces against the adjacent buildings.
- Reflected ceiling plan is on 2/A4.4, downlight cut sheet is on 7/A4.6. Fixture will be trimless.
- 1/A4.4 indicates the 5' clearance.

- Planters will be veneered with travertine instead of painted metal as previously shown.

Please let us know if further clarification or detailing is required.



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment D:**

Detailed Design Description and Materials (Applicant Prepared)

**SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION**

**A Indicate Requested Application**

- Staff Review
- Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
  - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

**B Identify the scope of work (check all that apply):**

- |   |  |
|---|--|
| <input type="checkbox"/> New construction   | <input checked="" type="checkbox"/> Remodel: Int. & Ext, <u>no</u> floor area added  |
| <input type="checkbox"/> Façade Remodel ONLY  | <input type="checkbox"/> Remodel: Int. & Ext, floor area added   |
| <input checked="" type="checkbox"/> Business Identification Sign(s)<br>Number of signs proposed: <input type="text" value="2"/> | <input type="checkbox"/> Awning(s): <input type="checkbox"/> New <input type="checkbox"/> Recovery                                   |
| <input type="checkbox"/> Building Identification Sign(s)<br>Number of signs proposed: <input type="text"/>                      | <input checked="" type="checkbox"/> Open Air Dining: #Tables <input type="text" value="8"/> # Chairs <input type="text" value="16"/> |
| <input type="checkbox"/> Sign Accommodation (explain reason for the accommodation request below):<br>_____                      | Number of signs proposed: <input type="text"/>   |
| <input type="checkbox"/> Other: _____   |  |

**C Describe the scope of work proposed including materials and finishes:**

Store Interior: wood and tile floor, wood veneer caswork, display cases and associated fittings. Furnishings including leather chairs and couches, light fixtures and video displays. Ceilings are painted gypsum board and suspended wood panels. Scope includes a commercial food prep area, customer and employee restrooms, break and employee spaces and storage rooms.

Store Exterior: Extra clear storefront glass, butt-glazed with top and bottom glazing shoes. Metal panels and trim around entry doors and glazing. Soffit over open-air dining will have sheet metal trim and wood panels on ceiling. Façade design: bronze serigraphed glass over decorative metal panels - some panels are illuminated with L.E.D. lights. Stone and wood veneer accents on interior and exterior walls.

Business identification signs: one façade mounted with channel letters, one façade mounted with illuminated cut-out letter "N" and one over-door, illuminated business identifier.

**D Identify the Project Zoning (City Zoning Map: <http://gis.beverlyhills.org/>)**

- |                                       |                                 |   |                                 |                                |
|---------------------------------------|---------------------------------|---|---------------------------------|--------------------------------|
| <input type="checkbox"/> R-4          | <input type="checkbox"/> R-4X   | <input type="checkbox"/> R-4            | <input type="checkbox"/> R-4-P  | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3          | <input type="checkbox"/> RMCP   | <input checked="" type="checkbox"/> C-3 | <input type="checkbox"/> C-3A   | <input type="checkbox"/> C-3B  |
| <input type="checkbox"/> C-5          | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2         | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5   |
| <input type="checkbox"/> Other: _____ |                                 |   |                                 |                                |

**E Lot is currently developed with (check all that apply):**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> General Office Building    | <input type="checkbox"/> Multi-family Building | <input type="checkbox"/> Other (specify below): _____ |
| <input checked="" type="checkbox"/> Retail Building | <input type="checkbox"/> Vacant                |   |
| <input type="checkbox"/> Medical Office Building    | <input type="checkbox"/> Restaurant            |   |

**F Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City's survey)?**

Yes  No  If yes, please list Architect's name: \_\_\_\_\_

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)**

**A** Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Business ID Sign(s)	1	38" by 38"	10	Multiple signs not to exceed 100 s.f. (max 2 s.f./linear foot of street elevation)
2	Business ID Sign(s)	1	38" by 17'-2"	54	Multiple signs not to exceed 100 s.f. (max 2 s.f./linear foot of street elevation)
3	Business ID Sign(s)	1	10.5" by 58.5"	4.2	Multiple signs not to exceed 100 s.f. (max 2 s.f./linear foot of street elevation)
4					
5					

**B** List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

**FAÇADE** (List all material for all portions visible from the street)

Material: Bronze serigraphed glass over decorative metal panels  
 Texture /Finish: smooth  
 Color / Transparency: ral 8022 for mtl. trim - brushed silver, gold & bronze @ glass

**WINDOWS/DOORS** (Include frame, trim, glass, metal, etc.)

Material: extra clear glass, butt glazed, metal shoes  
 Texture /Finish: clear, smooth  
 Color / Transparency: extra clear

**ROOF**

Material: (existing) single ply membrane roofing  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: white / silver

**COLUMNS**

Material: NA  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**BALCONIES & RAILINGS**

Material: NA  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: \_\_\_\_\_

**OUTDOOR DINING ELEMENTS** (List all material for all outdoor dining elements.)

Material: steel planters, fabric and steel tube chairs, wood tables  
 Texture /Finish: \_\_\_\_\_  
 Color / Transparency: black chairs, blonde wood tables

**SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)**

**AWNINGS, CANOPIES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**DOWNSPOUTS / GUTTERS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**BUSINESS ID SIGN(S)**

*Material:* sheet metal and channel letters, "N" is illuminated  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* ral 8022, translucent white acrylic where illuminated

**BUILDING ID SIGN(S)**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**EXTERIOR LIGHTING**

*Material:* L.E.D. down lighting @ soffit, L.E.D. back-lit glass facade  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**PAVED SURFACES**

*Material:* concrete  
*Texture /Finish:* to match existing sidewalk  
*Color / Transparency:* to match existing sidewalk

**FREESTANDING WALLS AND FENCES**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**OTHER DESIGN ELEMENTS**

*Material:* \_\_\_\_\_  
*Texture /Finish:* \_\_\_\_\_  
*Color / Transparency:* \_\_\_\_\_

**C Describe the proposed landscape theme, if applicable. Explain how the proposed landscaping complements the proposed style of architecture:**

**SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)**

**A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:**

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

The proposed facade above the storefront utilizes bronze, silkscreened glass sections on concealed supporting structure spaced in front of colored metal panels. Some of the glass sections will be illuminated from behind. Under the glass facade is a slightly projecting gutter, trimmed in sheet metal. Over the outdoor dining area is a wood ceiling. Storefront and entry door sections are of clear glass. There will be stone, wood and metal accents at the sidewalk level. The design will contribute to the dynamic character of the Beverly Hills streetscape. The pedestrian sidewalk experience will feature a well-lit and highly finished interior. Surrounding facade materials are luxurious and finely detailed.

- 2. Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.**

The existing structure, consisting of poured in place concrete, masonry and steel, will be maintained in the proposed design. New design elements will be applied over and fastened to the existing walls and steel columns. The mass and density of the base materials will resist noise transmission and vibration. New facade materials will enhance the current conditions.

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The proposed design is elegant and finely crafted from rich materials. The project exhibits a high level of excellence in architectural design and will contribute to and enhance the Beverly Drive street environment.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

In conformance with the goals and policies of the General Plan, the Nespresso alterations will further the Community vision of vibrant shopping districts and quality of neighborhood character and design. The project complies with the low density commercial element outlined in the Land Use document and strives to specifically energize and enliven pedestrian activity within the scale of the existing North Beverly Drive context.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The proposed project conforms to the scale and appearance requirements outlined in the municipal code - and otherwise addresses specific conditions required for the C-3 district, business identification signage and open-air dining guidelines.

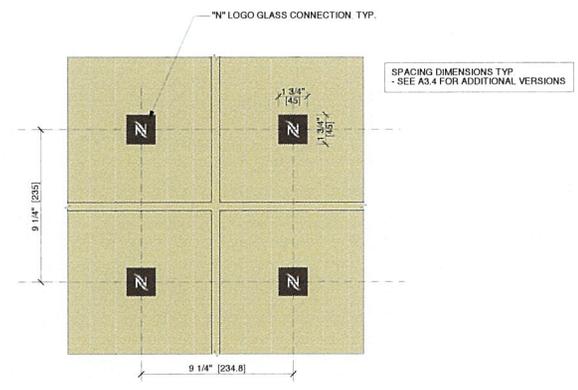


**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment E:**

Revised Design Plans, Cut Sheets and Supporting Documents



<p>Project Title: <b>NESPRESSO BEVERLY HILLS</b></p> <p><b>320 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210</b></p>	<p>Architect: <b>GORINGSTRAJA ARCHITECTS</b> 729 Heinz Avenue, Suite 1 Berkeley, CA 94710 510 / 848-0895 FAX 510 / 848-0897</p>	<p>Architect: <b>Parisotto+ Formenton Architetti</b> VIA N. GALILEO 15 - 35139 TEL: +39 049 8762586 FAX: +39 049 8011168 E. MAIL: info@studiodisegnoperformenton.it</p>	<p>Consultants <b>STRUCTURAL</b> Murphy Burr Curry, Inc. 85 Second Street, Suite 101 San Francisco, CA 94105 TEL: 415-546-0431 FAX: 415-882-7257</p>	<p><b>MECHANICAL/PLUMBING</b> HYC Consulting Engineers, Inc. 556 N. Diamond Bar Blvd. #304 Diamond Bar, CA 91765 TEL: 909-396-8168 FAX: 909-396-8169</p> <p><b>FOOD SERVICE</b> J.M. Design &amp; Associates 551 Calmnet Street Manteca, CA 95357 TEL: 209-339-8201 FAX: 209-339-8228</p>	<p>Issue Note: <b>ARCHITECTURAL REVIEW APPLICATION</b></p> <p>Project ID: Nespresso BH File Name: Drawn By: PH Review By: Plot Date: 03/04/13</p>	<p>Sheet Title: <b>STREET ELEVATION</b></p> <p>Sheet No: <b>A3.1</b></p>
--	---	---	--	---	---	--



<p>Project Title:</p> <p><b>NESPRESSO BEVERLY HILLS</b></p> <p>320 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210</p>	<p>Architect:</p>  <p><b>BORINGS STRAJA ARCHITECTS</b> 729 Heinz Avenue, Suite 1 Berkeley, CA 94710 510 / 848-0895 FAX 510 / 848-0897</p>	<p>Parisotto Formenton Architeti</p> <p>VIA LUIGINO 15 - 35133 TEL: +39 049 875225 FAX: +39 049 861118 E-MAIL: info@studiosparisottoformenton.it</p> <p>VIA MARCONI 3 - 30129 TEL: +39 02 260274 FAX: +39 02 54162401 E-MAIL: info@studiosparisottoformenton.it</p>	<p>Consultants:</p> <p><b>STRUCTURAL</b> Murphy Burr Curry, Inc 85 Second Street, Suite 101 San Francisco, CA 94105 TEL: 415-546-0431 FAX: 415-882-7257</p>	<p><b>MECHANICAL/PLUMBING</b> HYC Consulting Engineers, Inc 556 N. Diamond Bar Blvd. #504 Diamond Bar, CA 91765 TEL: 909-396-8168 FAX: 909-396-8169</p> <p><b>FOOD SERVICE</b> J.M. Design &amp; Associates 551 Catmint Street Marina, CA 95507 TEL: 209-239-8201 FAX: 209-239-8229</p>	<p>Issue Note:</p> <p><b>ARCHITECTURAL REVIEW APPLICATION</b></p> <p>Project ID: Nespresso BH File Name: Drawn By: TB Review By: Plot Date: 03/04/13</p>	<p>Sheet Title:</p> <p><b>SIGNAGE DETAILS</b></p> <p>Sheet No:</p> <p><b>A4.2</b></p>
--	--	---	---	---	--	---

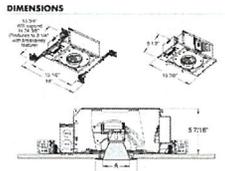
# INFRA TECH COMFORT

MODEL	X" DIM	WATTS	VOLTS	AMPS	BTU/H
WB12	12"	500	120	4.2	1700
WB12	12"	750	120	6.3	2550
WB12	30"	1000	120	8.3	3412
WB12	30"	1500	120	12.5	5118
WB24	30"	2000	240	8.3	6824
WB24	30"	2500	240	10.4	8530
WB24	61 1/4"	2000	240	12.5	10236
WB24	61 1/4"	2500	240	16.7	13464
WB42	30"	4000	240	16.7	13464
WB42	30"	5000	240	20.8	17060
WB62	61 1/4"	6000	240	25	20472
WB62	61 1/4"	8000	240	33.4	27396



8 RECESSED ELECTRIC HEAT LAMP  
Scale: N.T.S.

## Aculux LED RECESSED DOWNLIGHT 3-1/4" OPEN APERTURE Non-IC Rated, 20W LED TC49L-437N, TC949L-437N



7 RECESSED DOWNLIGHT  
Scale: N.T.S.

### line<sup>®</sup> 2.0

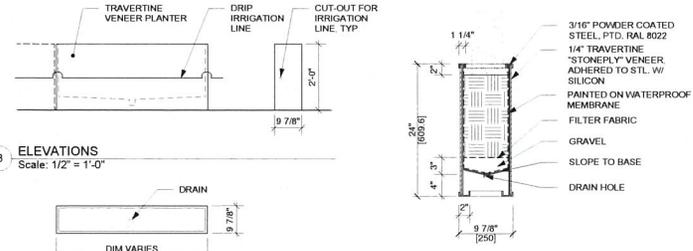
ASYMMETRIC  
INTERIOR/EXTERIOR APPLICATIONS

**Application:**  
The line<sup>®</sup> 2.0 asymmetric light fixture is a new design for interior and exterior applications. It is designed for use in areas where a directional light fixture is required. The fixture is available in two models: the line<sup>®</sup> 2.0 asymmetric light fixture and the line<sup>®</sup> 2.0 asymmetric light fixture with a diffuser. The fixture is designed to be used in areas where a directional light fixture is required. The fixture is available in two models: the line<sup>®</sup> 2.0 asymmetric light fixture and the line<sup>®</sup> 2.0 asymmetric light fixture with a diffuser.

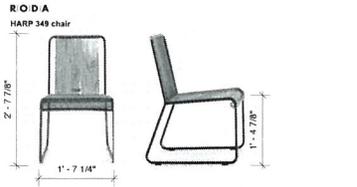
**Light Output:**  
The line<sup>®</sup> 2.0 asymmetric light fixture is available in three models: the line<sup>®</sup> 2.0 asymmetric light fixture, the line<sup>®</sup> 2.0 asymmetric light fixture with a diffuser, and the line<sup>®</sup> 2.0 asymmetric light fixture with a diffuser and a remote control. The fixture is available in three models: the line<sup>®</sup> 2.0 asymmetric light fixture, the line<sup>®</sup> 2.0 asymmetric light fixture with a diffuser, and the line<sup>®</sup> 2.0 asymmetric light fixture with a diffuser and a remote control.

Model	Power	Beam Angle	Height
line <sup>®</sup> 2.0	20W	30°	4.5"
line <sup>®</sup> 2.0	20W	45°	4.5"
line <sup>®</sup> 2.0	20W	60°	4.5"

6 TYPICAL LED LIGHT FIXTURE  
Scale: N.T.S.



5 PLANTER DETAILS



The classic string chair finds a new outdoor dimension, where polyester trails its infinite filaments around a tubular metal structure in one continuous outline. Neutrally ignited by cushions of different colors, lightness is given by air vibrating through the cords. Harp is a celebration of a craft manufacturing a never-ending weave of cords that twine the metal frame drawing lines that look continuous to the human eye. The structure, made in painted metal welded by hand, and the cords, in a double polyester twisted thread with a cotton finishing, is available in the following colors: Milk/sand, smoke/grey, smokemoka, milk/sand - carob/tobacco (all suitable for outdoor use, all furniture in the collection available in these colours)

**Dimensions**

Length	Depth	Height	Seat height
49 cm	60 cm	81 cm	43 cm

**Features**

Structure	Support	Finishes
Powder coated steel	Polyester cords	Smoke/grey - smokemoka milk/sand - carob/tobacco



2 R O D A CHAIR  
Scale: N.T.S.



The Dr. NA chair can be paired with Dr. NA round table, designed as a perfect complement to the chair. The scratch-proof, painted surface and tapered central leg made of plastic and aluminum make Dr. NA stand out from the rest.

**Colors**

1L/Slow White	2L/Black Grey
3L/Light Yellow	4L/Light Orange
5L/Light Green	6L/Lavender Grey
7L/Ferret Green	8L/Light Blue

Base diameter: 17.45". Top diameter: 17.34"-23.58". Height: 28.34"

1 OUTDOOR TABLE DETAIL  
Scale: N.T.S.



4 FOLDING DOOR INSTALLATION EXAMPLE  
NO SCALE



FRAME COLOR TO BE RAL 8022



3 PLANTER SPECIES EXAMPLE: EUISETUM SCIRPOIDES (DWARF HORSETAIL BRUSH)  
NO SCALE

<p>Project Title</p> <h2>NESPRESSO BEVERLY HILLS</h2> <p>320 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210</p>	<p>Architect</p> <p>GORINGSTRAJZA ARCHITECTS 729 Heinz Avenue, Suite 1 Berkeley, CA 94710 510 / 848-0895 FAX 510 / 848-0897</p>	<p>Pariso+ Formenton Architeti</p> <p>VIA S. GIULIO 15 - 35139 TEL: +39 049 493026 FAX: +39 049 681188 E-MAIL: info@pariso+formenton.it</p> <p>VIA MARCONI 3 - 20129 TEL: +39 02 49502216 FAX: +39 02 54102401 E-MAIL: info@pariso+formenton.it</p>	<p>Consultants</p> <p>STRUCTURAL Murphy Burr Curry, Inc 85 Second Street, Suite 101 San Francisco, CA 94105 TEL: 415-546-0431 FAX: 415-882-7257</p>	<p>MECHANICAL/PLUMBING HYC Consulting Engineers, Inc 556 N. Diamond Bar Blvd. #304 Diamond Bar, CA 91765 TEL: 909-396-8168 FAX: 909-396-8169</p> <p>FOOD SERVICE J.M. Design &amp; Associates 551 Calmint Street Manteca, CA 95337 TEL: 209-339-8201 FAX: 209-339-8229</p>	<p>Issue Note</p> <p>ARCHITECTURAL REVIEW APPLICATION</p>	<p>Sheet Title</p> <p>OPEN AIR DINING AREA DETAILS</p>
					<p>Project ID</p> <p>File Name</p> <p>Drawn By</p> <p>Review By</p> <p>Plot Date</p>	<p>Sheet No:</p> <p>A4.5</p>



1 EXISTING CONDITION  
Scale: 1:100



2 PROPOSED STREETScape  
Scale: 1:100

<p>Project Title</p> <p><b>NESPRESSO BEVERLY HILLS</b></p> <p>320 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210</p>	<p>Architect</p>  <p>GORINGSTRAJA ARCHITECTS 729 Heinz Avenue, Suite 1 Berkeley, CA 94710 510 / 848-0895 FAX 510 / 848-0897</p>	<p>Parisotto+ Formenton Architetti</p> <p>VIA N. SALIRO 15 - 35139 TEL. +39 049 8752200 FAX +39 049 891168 E. MAIL info@studio-parisottoformenton.it</p> <p>VIA MARCONI 9 - 20159 TEL. +39 02 5492276 FAX +39 02 54102401 E. MAIL info@studio-parisottoformenton.it</p>	<p>Consultants</p> <p>STRUCTURAL Murphy+Burr Gurry, Inc 85 Second Street, Suite 101 San Francisco, CA 94105</p> <p>TEL: 415-546-0431 FAX: 415-882-7257</p>	<p>MECHANICAL/PLUMBING HYC Consulting Engineers, Inc 558 N. Diamond Bar Blvd. #204 Diamond Bar, CA 91765</p> <p>TEL: 909-396-8168 FAX: 909-396-8169</p> <p>FOOD SERVICE J.M. Design &amp; Associates 551 Calmint Street Manteca, CA 95337</p> <p>TEL: 209-239-8201 FAX: 209-239-8229</p>	<p>Issue Note</p> <p><b>ARCHITECTURAL REVIEW APPLICATION</b></p> <p>Project ID Nespresso BH File Name Drawn By PH Review By Plot Date 03/04/13</p>	<p>Sheet Title</p> <p><b>EXISTING PHOTOGRAPHS</b></p> <p>Sheet No:</p> <p><b>A5.1 C</b></p>
---	--	---	--	--	--	---

A

B

C

D

E



ETCHED BRONZE GLASS PANELS OVER COLORED METAL

WOOD PANELS

REMOVABLE TRAVERTINE VENEER PLANTERS



ELECTRIC HEATING LAMP

WOOD PANELS

POWDER COATED ALUMINUM PAINTED RAL 8022

WALK-OFF MATT

CUSTOM WOOD HANDLES

ROCCA CHAIR

OAK FLOORING

**NESPRESSO BEVERLY HILLS**  
 320 NORTH BEVERLY DRIVE  
 BEVERLY HILLS, CA 90210

**Architect**  
  
**GORING STRAJZA ARCHITECTS**  
 729 Heinz Avenue, Suite 1  
 Berkeley, CA 94710  
 510 / 848-0895  
 FAX 510 / 848-0897

**Parisotto+ Formenton Architetti**  
 VIA DALINO 15 - 25130  
 TEL: +39 049 8755295  
 FAX: +39 049 6511458  
 E-MAIL: info@studiodiparisottoeformenton.it  
 VIA MARCONI 3 - 20129  
 TEL: +39 02 49602276  
 FAX: +39 02 54102001  
 E-MAIL: info@studiodiparisottoeformenton.it

**Consultants**  
**STRUCTURAL**  
 Murphy Barr Gurry, Inc.  
 85 Second Street, Suite 101  
 San Francisco, CA 94105  
 TEL: 415-546-0431  
 FAX: 415-682-7257

**MECHANICAL/PLUMBING**  
 HYG Consulting Engineers, Inc.  
 555 N. Diamond Bar Blvd. #304  
 Diamond Bar, CA 91765  
 TEL: 909-396-8168  
 FAX: 909-396-8169  
**FOOD SERVICE**  
 J.M. Design & Associates  
 551 Calmar Street  
 Manteca, CA 95337  
 TEL: 209-239-8201  
 FAX: 209-239-8229

**Issue Note**  
**ARCHITECTURAL REVIEW APPLICATION**  
 Project ID Nespresso BH  
 File Name \_\_\_\_\_  
 Drawn By: PH  
 Review By \_\_\_\_\_  
 Plot Date: 03/04/13

**Sheet Title**  
**PROPOSAL RENDERS**  
 Sheet No.  
**A5.2**

A

B

C

D

E



**Design Review Commission Report**

455 North Rexford Drive  
AC Meeting – March 20, 2013

**Attachment F:**

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-13

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL, SIGN ACCOMMODATION FOR MULTIPLE BUSINESS IDENTIFICATION SIGNS, AND A CONSTRUCTION BARRICADE GRAPHIC FOR THE PROPERTY LOCATED AT 320 NORTH BEVERLY DRIVE (NESPRESSO – PL1231996).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Al Gutierrez, applicant, on behalf of the property owner, Beverly-Dayton LLC, and tenant, Nespresso, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel, sign accommodation for multiple business identification signs, and a construction barricade graphic for the property located at 320 North Beverly Drive..

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s

local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

Section 5. The Architectural Commission conducted a duly noticed public hearing on March 20, 2013 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
3. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.
4. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

5. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or designee, and shall include sufficient design information to evaluate project compliance during construction.
6. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.
7. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.
8. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

9. **No special conditions for this project.**

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: March 20, 2013

---

William Crouch, Commission Secretary  
Community Development Department

---

Zale Richard Rubins, Chairperson  
Architectural Commission