STATEMENT ON THE SUBJECT:
The City Council will receive a Synopses from the Human Services Commission, Rent Stabilization Commission (August 13, August 27, and September 10), and the Transportation Commission regarding actions taken at their recent meeting.

RECOMMENDATION:
Receive and file.

BACKGROUND / ANALYSIS:
City Commissions and Advisory Boards submit a Synopsis Report to the City Council, listing some of the actions taken at their recent meetings. The reports promote transparency and communicate to City Council and the public, the actions of the Commission or Advisory Board.

CONFORMANCE WITH VISION 2020 AND THE GOALS OF THE WEST HOLLYWOOD GENERAL PLAN:
This item is consistent with the Primary Strategic Goal(s) (PSG) and/or Ongoing Strategic Program(s) (OSP) of:

- OSP-2: Institutional Integrity.

In addition, this item is compliant with the following goal(s) of the West Hollywood General Plan:

- G-2: Maintain transparency and integrity in West Hollywood’s decision-making process.

EVALUATION PROCESSES:
N/A

ENVIRONMENTAL SUSTAINABILITY AND HEALTH:
N/A
COMMUNITY ENGAGEMENT:
N/A

OFFICE OF PRIMARY RESPONSIBILITY:
ADMINISTRATIVE SERVICES DEPARTMENT / CITY CLERK DIVISION

FISCAL IMPACT:
None.

ATTACHMENTS:
Attachment A – Human Services Commission
Attachment B – Rent Stabilization Commission (August 13)
Attachment C – Rent Stabilization Commission (August 27)
Attachment D – Rent Stabilization Commission (September 10)
Attachment D – Transportation Commission
1. CALL TO ORDER: Chair Reback called the meeting to order at 6:02 p.m.

A. PLEDGE OF ALLEGIANCE: The Commission said the Pledge of Allegiance.

B. ROLL CALL: Human Services Commission Secretary Roger Vinalon Jr. took roll call.

PRESENT: Sam Borelli, Barbara Meltzer, Jimmy Palmieri, Patrick Shandrick, Marquita Thomas, Steven Davis, Andrew Reback

ALSO PRESENT: David Giugni, Corri Planck, Leslie Isenberg, Katie Egan, Diane Kahn-Epstein, Jenny Ivanova

C. APPROVAL OF AGENDA:
ACTION: Approve the agenda of Tuesday, August 11, 2020. Motion by Commissioner Borelli, seconded by Commissioner Meltzer, and approved unanimously by roll-call vote.

D. APPROVAL OF MINUTES:
ACTION: Approve the minutes of July 14, 2020. Motion by Vice Chair Davis, seconded by Commissioner Thomas, and approved by roll call vote with abstention by Commissioner Borelli.

E. PUBLIC COMMENT: None.

2. CONSENT CALENDAR:
A. 2020 GREATER LOS ANGELES HOMELESS COUNT RESULTS
(This item was heard with New Business item 4B)

3. UNFINISHED BUSINESS:
A. UPDATE ON THE UTILIZATION OF WEST HOLLYWOOD EMERGENCY FUNDS IN RESPONSE TO THE COVID-19 PANDEMIC
Social Services Manager David Giugni provided an overview of the City’s emergency support programs and detailed the emergency funding allocations as approved by City Council. Proposition A funds provided
transportation services for older adults and disabled community members, including transportation to COVID-19 testing sites, water and box fan deliveries, and food deliveries to 146 participants through Project Angel Food. Alliance for Housing and Healing (AHH) awarded 82 grants for rental assistance, while the National Council of Jewish Women awarded 582 grants. Staff will provide City Council with an estimate to fund emergency programs through September 30 at the City Council meeting on August 17, 2020.

Commissioner Shandrick requested an update on the additional emergency funding approved for Bet Tzedek. Mr. Giugni stated the funding provides an additional attorney, paralegal, and infrastructure for eviction defense for three months. Commissioner Shandrick also showed appreciation to AHH for expanding their rental assistance program for older adults affected by COVID-19.

Commissioner Borelli thanked staff and City Council for establishing the rental assistance program infrastructure to protect residents and supported including data on new rental assistance clients in the September report.

Commissioner Palmieri requested clarification on the legal notification of the City’s rent increase prohibition. Strategic Initiatives Manager and Acting Director of Human Services and Rent Stabilization Corri Planck confirmed the rent increase prohibition and Annual General Adjustment was announced by the Rent Stabilization Commission. Commissioner Palmieri inquired about residents experiencing difficulties obtaining rental assistance. Social Services Supervisor Leslie Isenberg stated approvals may be delayed as providers verify documentation, and nonresident applicants have been referred to the appropriate jurisdictions. Commissioner Palmieri asked if the eviction moratorium could be extended. Mr. Giugni indicated City Council may approve an extension.

Vice Chair Davis requested clarification on the City’s mediation services. Ms. Planck mentioned City Council approved funding to extend eviction mediation services to commercial tenants through the Chamber of Commerce. Vice Chair Davis asked for clarification on processing rental assistance documentation. Ms. Isenberg stated the City’s service providers aim to expedite application processing, and less processing time is required for return applicants. Commissioner Palmieri asked for the average processing time frame. Ms. Isenberg stated the process can take days to weeks, depending on how soon applicants can provide the required documentation.
Chair Reback proposed staff coordinate a plan to assist residents in applying for the Los Angeles County Rent Relief program, open from August 17 to August 31, 2020.

Commissioner Thomas asked for clarification on Bet Tzedek’s eviction defense services after the agreement expires. Mr. Giugni stated Human Services plans to pursue a six to 12-month contract extension.

Commissioner Meltzer inquired which cities will be eligible for the County Rent Relief program. Mr. Giugni stated all cities within Los Angeles County, except the City of Los Angeles which has a separate program.

4. NEW BUSINESS

A. UPDATE ON THE LOS ANGELES COUNTY LESBIAN, BISEXUAL AND QUEER WOMEN’S HEALTH COLLABORATIVE (LBQWHC)  
Ms. Planck provided an overview on the collaborative, including background information, the City’s partners, and services provided. Strategic Initiatives Specialist Jenny Ivanova provided an update on trainings provided in the past year. Ms. Planck added West Hollywood supported a successful $17.5 million budget request for a Lesbian, Bisexual and Queer Women’s Health Equity Fund to help address health care barriers, discrimination, and disparities in health outcomes.

Vice Chair Davis showed appreciation for LBQWHC’s addition of the term “queer” to its name.

Commissioner Borelli applauded their health care provider trainings on best practices for serving lesbian, bisexual and queer women.

Commissioner Thomas commended LBQWHC’s longevity and continued work towards improving health care, particularly in black communities. Ms. Planck mentioned the online forum on fostering resilience among queer women of color scheduled for August 18, 2020.

B. WEST HOLLYWOOD HOMELESS INITIATIVE: 2020 UPDATE ON FIVE-YEAR PLAN TO ADDRESS HOMELESSNESS AND REVIEW OF SERVICES DURING COVID-19 PANDEMIC  
Program Administrator Diane Kahn-Epstein provided data on the West Hollywood Homeless Initiative and highlighted key City partnerships in carrying out the five-year plan, including the West Hollywood Sherriff’s Mental Health Evaluation Team (MET) and Cedars-Sinai.

Strategic Initiatives team member Katie Egan highlighted accomplishments of the City’s contracted agency partners over the Homeless Initiative’s first four years. Ms. Egan also provided an update
on the impact of COVID-19 on the Homeless Initiative and the City's homeless services.

Ms. Planck thanked the City's outreach team for their work and dedication, as well as Elizabeth Anderson for her role and contribution to the report.

Commissioner Borelli spoke on witnessing West Hollywood Sheriff's MET successfully assist an unsheltered person and commended them for their work. He also recognized City staff and its partner agencies for placing 110 community members experiencing homelessness into permanent housing from 2016 to 2020.

Vice Chair Davis showed appreciation for the MET and its capacity to connect community members to other agencies and health providers.

Commissioner Thomas requested an update on the City's consultant services for bridge housing and day center facilities. Ms. Planck mentioned Human Services and Rent Stabilization staff have successfully advanced affordable housing development projects and are exploring options to repurpose the Measure H grant funds for rental assistance.

Commissioner Shandrick highlighted the progress West Hollywood continues to make, citing the City's decreased homeless count, success in providing permanent housing, and increased legislative advocacy for treating mental illness.

Ms. Egan provided an update on West Hollywood's COVID-19 testing and mentioned regional partner, The People's Concern, successfully conducted pop-up COVID-19 testing for 10 of the City's homeless community members.

Commissioner Palmieri asked if the City's service providers supply masks to homeless community members. Ms. Kahn-Epstein cited 5,600 masks have been distributed throughout West Hollywood by the City's partnering agencies and service providers.

Commissioner Meltzer asked how MET staff receive requests to assist older adults. Ms. Kahn-Epstein stated requests typically come from community members themselves, friends, and neighbors.

5. ITEMS FROM STAFF:
   Mr. Giugni stated he would provide the Human Services Commission links to the LA County Rent relief program and NCJW's rental assistance application, as well as the amicus brief mentioning West Hollywood's support of the state
of Washington’s challenge to the Trump Administration’s decision to withdraw non-discrimination protections from the Affordable Care Act.

Ms. Isenberg shared Plummer Park Preschool was temporarily closed due to a student testing positive for COVID-19, and mentioned the City website now lists open preschools and day care facilities available for West Hollywood families.

6. PUBLIC COMMENT: None.

7. ITEMS FROM COMMISSIONERS
Commissioner Meltzer showed appreciation for the Cultural Diversity Certification training hosted by Trans Can Work and for Westside Urban Forum’s webinar on how urban design affects social isolation and loneliness.

Commissioner Thomas mentioned the Chamber of Commerce workshop on unconscious bias and requested the meeting be adjourned in honor of John Lewis and C.T. Vivian.

Commissioner Palmieri encouraged community members in 12-step addiction recovery programs to explore Zoom or Google for online group meetings. He also encouraged reading the City’s smoking ordinance and to consider its enforceability.

Commissioner Shandrick thanked staff and the City’s nonprofit partners for their hard work and encouraged community members to complete the census.

Chair Reback encouraged the public to wear masks and complete the census. He also requested information on making Human Services Commission meetings available to the public and on acquiring vacant lots within the City for social service sites. He encouraged City Council and City residents to develop a smoking ordinance that protects both privacy and public health.

Commissioner Palmieri supported making Human Services Commission meetings available to the public.

8. ADJOURNMENT
In honor of John Lewis, C.T. Vivian, and Caryl Reback, the Human Services Commission meeting was adjourned at 8:10 p.m. to the next regular meeting on September 8, 2020 via Zoom conference.
1. **CALL TO ORDER:** Chair Bergstein called the meeting to order at 7:01 p.m.

2. **PLEDGE OF ALLEGIANCE:** The Commission said the Pledge of Allegiance.

3. **ROLL CALL:** Rent Stabilization and Commission Secretary Roger Vinalon Jr. took roll call.

   PRESENT: Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Karen O'Keefe, Vice Chair Agassi Topchian, Chair Robert Bergstein.

   ABSENT: Commissioner Garrett Charity

   ALSO PRESENT: Rent Stabilization and Housing Manager Pete Noonan, Legal Counsel to the Commission Alison Regan, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF THE AGENDA**

   **SUBJECT:** The Rent Stabilization Commission is requested to approve the Agenda.

   **ACTION:** Approve the Agenda of August 13, 2020. *Motion by Commissioner Maggio to approve the August 13, 2020 Agenda, seconded by Commissioner Martz and approved.*

5. **APPROVAL OF MINUTES**

   **SUBJECT:** The Rent Stabilization Commission is requested to approve the minutes of prior Rent Stabilization Commission meetings.

   **ACTION:** Approve the minutes of July 23, 2020 as amended. *Motion by Vice Chair Topchian, seconded by Commissioner O'Keefe, and approved.*

6. **PUBLIC COMMENT:** None.

7. **MANAGER REPORT:** Rent Stabilization and Housing Manager Pete Noonan reviewed the Look Ahead Calendar and provided an overview on the City website’s resources on the eviction moratorium and rent increase prohibition.
Chair Bergstein inquired about the potential impact if tenants fail to provide the documentation required by the eviction moratorium ordinance. Mr. Noonan stated tenants would risk legal action by their landlords, but encouraged communication between tenants and landlords. He also advised contacting Rent Stabilization and Housing staff for clarification on the requirements.

Commissioner Martz thanked staff for placing the tenant and landlord resources online and available to community members.

Mr. Noonan reminded community members of the available rental assistance programs for those experiencing financial impacts from COVID-19, citing over 800 applications have been approved to date for over $700,000 in assistance.

Commissioner Kurpies inquired how state and federal eviction moratoriums will affect City residents. Legal Counsel advised West Hollywood’s eviction moratorium will continue, but the Judicial Council order only prohibits landlords from issuing summonses, not from filing unlawful detainer complaints. Tenants can contact Bet Tzedek for legal services if a three-day eviction or unlawful detainer notice is received after the eviction moratorium is lifted.

8. COMMISSION COMMENTS: None.

9. APPEAL

SUBJECT: The Rent Stabilization Commission heard appeal D-4501 (1308 Havenhurst Drive, Unit 27).

ACTION: Affirm-in-part Hearing Examiner’s decision. Motion by Vice Chair Topchian, seconded by Commissioner O’Keefe, and approved.


ACTION: Affirm Hearing Examiner’s decision. Motion by Commissioner Martz, seconded by Commissioner Maggio, and approved.

SUBJECT: The Rent Stabilization Commission heard appeal D-4287CD3 (969 N. Larrabee Street, Unit 1).

ACTION: Affirm Hearing Examiner’s decision. Motion by Commissioner Martz, seconded by Chair Bergstein. Hearing Examiner’s decision stands.

10. NEW BUSINESS: None.
11. PUBLIC COMMENT: None.

12. COMMISSIONER COMMENTS: Commissioner Martz requested a table of contents for agenda packets going forward and mentioned Commissioner Charity’s absence was due to a car collision, noting he was in good health.

Commissioner O’Keefe attended the Public Safety Commission meeting to provide an update on the City’s efforts to provide housing during the pandemic. She also asked if appeal notices can be emailed to the parties involved in addition to traditional postal mail.

Commissioner Kurpies thanked both the tenant and landlord in cases D-4155CD4/D-4428CD2 and D-4287CD3 for their cordial behavior during the appeals, and urged the public to complete the census.

13. ITEMS FROM STAFF: None.

14. ADJOURNMENT: The Rent Stabilization Commission adjourned at 9:28 p.m. to a regularly scheduled meeting on August 27, 2020 beginning at 7:00 p.m. via Zoom conference.
1. CALL TO ORDER: Chair Bergstein called the meeting to order at 7:45 p.m.

2. PLEDGE OF ALLEGIANCE: The Commission said the Pledge of Allegiance.

3. ROLL CALL: Rent Stabilization and Commission Secretary Roger Vinalon Jr. took roll call.

   PRESENT: Commissioner Garrett Charity, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Karen O'Keefe, Vice Chair Agassi Topchian, Chair Robert Bergstein.

   ALSO PRESENT: Rent Stabilization and Housing Manager Pete Noonan, Legal Counsel to the Commission Alison Regan, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. APPROVAL OF THE AGENDA
   SUBJECT: The Rent Stabilization Commission is requested to approve the Agenda.

   ACTION: Approve the Agenda of August 27, 2020. Motion by Commissioner Maggio to approve the August 27, 2020 Agenda, seconded by Commissioner O'Keefe and approved.

5. APPROVAL OF MINUTES
   SUBJECT: The Rent Stabilization Commission is requested to approve the minutes of prior Rent Stabilization Commission meetings.

   ACTION: Approve the minutes of August 13, 2020. Motion by Commissioner Maggio, seconded by Commissioner Martz, and approved with abstention by Commissioner Charity.

6. PUBLIC COMMENT: None.

7. MANAGER REPORT: Rent Stabilization and Housing Manager Pete Noonan reviewed the Look Ahead Calendar.

8. COMMISSION COMMENTS: Chair Bergstein thanked Mr. Noonan for sharing the City’s voluntary buyout documentation and interactive map.
9. APPEAL

SUBJECT: The Rent Stabilization Commission heard appeal D-4354CD4 (1224 N. La Cienega Blvd.).

ACTION: Affirm Hearing Examiner’s decision. Motion by Commissioner O’Keefe, seconded by Commissioner Charity, and approved.


ACTION: Affirm Hearing Examiner’s decision. Motion by Commissioner Martz, seconded by Commissioner O’Keefe, and approved.

10. NEW BUSINESS: None.

11. PUBLIC COMMENT: None.

12. COMMISSIONER COMMENTS: Commissioner O’Keefe suggested a future discussion about deciding on continuances based on the originally scheduled hearing date.

Commissioner Kurpies suggested updating the Request to Reschedule Hearing or Appeal form to reflect the rescheduled date may be different than the two alternate dates proposed by the parties. He also mentioned landlords must consider committing themselves to unit upgrades they would be required to replace for new tenants. Commissioner Kurpies urged the public to complete the 2020 census.

13. ITEMS FROM STAFF: Mr. Noonan responded to Commissioner Maggio’s inquiry regarding rent recertifications for affordable housing tenants, stating the annual process is currently underway.

Commissioner Charity congratulated Chair Bergstein on City Council’s decision to expand the City’s smoking ordinance.

14. ADJOURNMENT: The Rent Stabilization Commission adjourned at 8:55 p.m. to a regularly scheduled meeting on September 10, 2020 beginning at 7:00 p.m. via Zoom conference.
1. CALL TO ORDER: Chair Bergstein called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE: The Commission said the Pledge of Allegiance.

3. ROLL CALL: Rent Stabilization and Commission Secretary Roger Vinalon Jr. took roll call.

   PRESENT: Commissioner Garrett Charity, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Karen O'Keefe, Vice Chair Agassi Topchian, Chair Robert Bergstein.

   ALSO PRESENT: Acting Rent Stabilization and Housing Manager Alicen Bartle, Legal Counsel to the Commission Alison Regan, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. APPROVAL OF THE AGENDA
   SUBJECT: The Rent Stabilization Commission is requested to approve the Agenda.

   ACTION: Approve the agenda of September 10, 2020. Motion by Commissioner Martz to approve the September 10, 2020 agenda, seconded by Commissioner Charity and approved.

5. APPROVAL OF MINUTES
   SUBJECT: The Rent Stabilization Commission is requested to approve the minutes of prior Rent Stabilization Commission meetings.

   ACTION: Approve the minutes of August 27, 2020. Motion by Commissioner Maggio, seconded by Commissioner O'Keefe, and approved.

6. PUBLIC COMMENT: None.

7. MANAGER REPORT: Acting Rent Stabilization and Housing Manager Alicen Bartle reviewed the look-ahead calendar.

8. COMMISSION COMMENTS: Commissioner Martz urged the public to complete the 2020 census.
9. APPEAL

SUBJECT: The Rent Stabilization Commission heard appeal D-4460CD (1224 N. La Cienega Blvd.).

ACTION: Affirm Hearing Examiner’s decision. Motion by Commissioner O’Keefe, seconded by Commissioner Charity, and approved.

SUBJECT: The Rent Stabilization Commission heard appeal D-4511 (990 Palm Avenue, Unit 19).

ACTION: Reverse Hearing Examiner’s decision as to the rent reduction for the windows and heater, and waive the six-month waiting period to file an application regarding the heater. Motion by Chair Bergstein, seconded by Commissioner Martz, and approved.

10. NEW BUSINESS: None.

11. PUBLIC COMMENT: None.

12. COMMISSIONER COMMENTS: Commissioner O’Keefe proposed a discussion on amending regulations to allow the Hearing Examiner to suspend a rent reduction when a tenant objects to repair work due to COVID-19. Legal Counsel mentioned landlords are required to follow maintenance standards and that current policy allows the Hearing Examiner to weigh evidence in cases where tenants and landlords disagree on the scheduling of repair work. Legal Counsel and Chair Bergstein supported maintaining the current regulations.

Commissioner Maggio inquired if rental agreements should require tenants to clean certain appliances due to safety issues. Chair Bergstein mentioned the regulatory agency standards on maintenance and did not recommend requiring tenants to clean specific appliances in lease agreements.

Commissioner Kurpies informed West Hollywood’s census response rate of 62.6% is low relative to the state and cities similar in size, and urged the public to complete the census.

Chair Bergstein attended a virtual meeting with the City’s board and commission chairs and vice chairs and showed appreciation for the City Clerk, City Manager, and City staff. He also stated Mayor Horvath supported having the resident survey regarding the City’s smoking ordinance come before the Rent Stabilization Commission and asked to place it as an agenda item to review and file.
Commissioner Martz commended staff serving the Rent Stabilization Commission for adapting and addressing issues during the pandemic.

13. ITEMS FROM STAFF: None.

14. ADJOURNMENT: The Rent Stabilization Commission adjourned at 8:19 p.m. to a regularly scheduled meeting on September 24, 2020 beginning at 7:00 p.m. via Zoom conference.
1. CALL TO ORDER – Chair Bazley called the meeting to order at 6:32.

A. PLEDGE OF ALLEGIANCE – Chair Bazley led the Pledge of Allegiance.

C. ROLL CALL
   Present: Alexander Bazley, Christopher Bowen, Misti Cooper, David Eichman, Tracy Steinkruger, David Warren, Dan Wentzel
   Absent: None

   Also Present:
   Bob Cheung, Senior Transportation Planner
   Vince Guarino, Parking Manager
   Bill Bortfeld, Parking Services & Projects Officer
   Danny Casillas, Administrative Specialist III

D. APPROVAL OF THE AGENDA
   SUBJECT: The Transportation Commission is requested to approve the Agenda.
   ACTION: Motion by Eichman to approve the August 19, 2020 Agenda, seconded by Cooper and approved.

E. APPROVAL OF MINUTES
   SUBJECT: The Transportation Commission is requested to approve the minutes of prior Transportation Commission meeting.
   ACTION: Approve the amended minutes of July 15, 2020 Motion by Bowen, seconded by Eichman and approved.

F. ELECTION OF VICE-CHAIR
   ACTION: The Transportation Commission elected Tracy Steinkruger as Vice-Chair Nominated by Eichman seconded by Wentzel.

2. PUBLIC COMMENT
   No item

3. PUBLIC HEARINGS:
   No item
4. **NEW BUSINESS:**
   A. **Proposed Amendments to West Hollywood Municipal Code Title 10 Vehicles and Traffic Relating to Amendments to Preferential Parking Regulations and Illegal Parking in Loading Zones**

   **ACTION:** Recommend to City Council the adoption of staff’s proposed amendments to Title 10 of the West Hollywood Municipal Code as follows:
   - WHMC 10.08.157 - Amendment of Preferential Parking Regulations. 7-0 in support of staff’s recommendation
   - WHMC 10.07.140 – Illegal Parking in Loading Zones. 6-1 in support of staff’s recommendation
   - The Transportation Commission also recommends that the City considers updating residential parking regulations to streamline process.

   Motion by Eichman seconded by Bowen
   Aye: Alexander, Bowen, Cooper, Eichman, Warren, Wentzel
   No: Stienkruger

5. **SUBCOMMITTEE REPORTS:**
   Commission Bowen provided a report on the discussion of in-pavement representation of the Transgender Community at the Transgender Advisory Board Meeting of August 5, 2020.

6. **UNFINISHED BUSINESS:**
   No item

7. **ITEMS FROM STAFF:**
   Guarino
   - Parking enforcement during current conditions

   Cheung
   - Vista/Gardener Greenway approved by City Council
   - Dockless Bike Program tabled
   - Red Light Photo Enforcement Program update

8. **ITEMS FROM COMMISSIONERS:**
   Warren
   - Congratulations to new Vice-Chair Steinkruger

   Wentzel
   - Smart Bus Stop gone
• Parklet at Fiesta Cantina possibly commandeered
• Better Buses for Los Angeles
• Atlanta Rainbow Crosswalks example
• Crenshaw North Metrorail EIR
• Thanks to staff
• Congratulations to new Vice-Chair Steinkruger

9. PUBLIC COMMENT:
   No Comments

10. ADJOURNMENT: The Transportation Commission adjourned 7:47 PM to a regularly scheduled meeting on September 16, 2020 beginning at 6:30 PM at West Hollywood City Hall, 8300 Santa Monica Boulevard, West Hollywood, CA. 90069