CITY COUNCIL CITY OF WEST HOLLYWOOD MINUTES MONDAY, NOVEMBER 16, 2009 WEST HOLLYWOOD PARK 647 N. SAN VICENTE BOULEVARD

CALL TO ORDER: Mayor Land called the meeting to order at 6:39 P.M.

PLEDGE OF ALLEGIANCE: Donald DeLuccio led the pledge.

ROLL CALL:

PRESENT: Councilmember Duran, Councilmember Horvath,

Councilmember Prang, Mayor Pro Tempore Heilman, and

Mayor Land.

ABSENT: None.

ALSO PRESENT: City Manager Arevalo, City Attorney Jenkins, City Clerk West,

and Assistant City Clerk Schaffer.

REPORT OF CLOSED SESSION AGENDA:

City Attorney Jenkins reported that the closed session was called to order at 6:00 P.M. He stated that there were no public speakers. He stated that the closed session adjourned at 6:30 P.M with no reportable action taken.

APPROVAL OF AGENDA:

Motion by Mayor Pro Tempore Heilman, seconded by Councilmember Horvath to approve the November 16, 2009 agenda as amended, and unanimously approved.

ADJOURNMENT MOTIONS:

Councilmember Prang requested that the meeting be adjourned in memory of Howard R. Jacobs, a former City staff member and Rent Stabilization Commissioner. He requested that the meeting be adjourned in memory of Anne Marie Staas, a long-time activist. He requested that the meeting be adjourned in memory of Douglas R. Ring, a developer and philanthropist.

Councilmember Horvath requested that the meeting be adjourned in memory of Jack Kissell, the father of Assistant City Attorney Christi Hogin.

Mayor Land requested that the meeting be adjourned in memory of former City Councilmember Babette Lang. She requested that the meeting be adjourned in memory of Phyllis Wayland, the mother of Transportation Commissioner Steve Wayland. She requested that the meeting be adjourned in memory of Sascha Rujuck, a long-time resident of the City of West Hollywood.

Councilmember Duran requested that the meeting be adjourned in memory of the following soldiers who died in Iraq and Afghanistan since the last City Council meeting:

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Army SPC Tony Carrasco Jr, Army SPC Aaron S Aamot, Army SPC Gary L Gooch Jr, Marine Sgt Charles I Cartwright, Army CWO Mathew C Heffelfinger, Army CWO Earl R Scott III, Marine LCpl Justin J Swanson.

PRESENTATIONS:

Councilmember Prang presented a plaque to Bill Senigram for his volunteer work with the Los Angeles Sheriff's Department.

Mayor Pro Tempore Heilman presented commendations to the Book Fair Sponsors and Planning Committee.

Mayor Land presented a proclamation in recognition of National Adoption Day.

Mayor Land presented a proclamation in recognition of World AIDS Day.

1. PUBLIC COMMENT:

STEVE PARGAMANIK, WEST HOLLYWOOD, spoke in support of Item 2.N.

MICHAEL GONZALES, LOS ANGELES, spoke regarding Item 2.F. and spoke in support of amending the ordinance to allow five medical marijuana dispensaries in the City.

CHRIS USZLER, LOS ANGELES, spoke regarding the closure of City Hall in recognition of Veteran's Day and spoke in support of closing the City on the actual holiday.

ROB BERGSTEIN, WEST HOLLYWOOD, spoke in support of the City's new Residential Code Compliance Officer, Jeffrey Jones.

ESTHER BAUM, WEST HOLLYWOOD, spoke regarding building setback regulations in the City's new General Plan.

MICHAEL ARRIGO, WEST HOLLYWOOD, thanked the City for providing the City Line Buses following the West Hollywood Book Fair. He spoke regarding the recent Annual Congress of Advisory Boards and Commissions. He spoke regarding the recent passing of Howard Jacobs, a former City staff member and Rent Stabilization Commissioner.

RIC RICKLES, WEST HOLLYWOOD, spoke regarding the recent West Hollywood Book Fair. He spoke regarding the recent passing of Howard Jacobs, a former City staff member and Rent Stabilization Commissioner.

ETHEL MCCLATCHEY, LOS ANGELES, spoke regarding an upcoming concert of the Los Angeles Doctor's Symphony in the City of West Hollywood.

COUNCILMEMBER COMMENTS:

Councilmember Horvath welcomed the newest members of the Lesbian and Gay Advisory Board, and spoke regarding an upcoming fundraiser being hosted for the LGBT community. She spoke regarding an upcoming No-Hate Campaign fundraiser in the City. She thanked everyone who helped organize and participated in the recent Annual Congress of Advisory Boards and Commissions. She spoke regarding a recent Women's Masterminds Group event in the City. She thanked Council Deputy Donna Saur for organizing the recent Veteran's Day event in the City. She spoke regarding an upcoming National Council of Jewish Women lunch-time conversation regarding gangs and graffiti. She spoke regarding the upcoming Transgender Day of Remembrance event in the City.

Councilmember Prang thanked Council Deputy Donna Saur for organizing the recent Veteran's Day event in the City. He congratulated West Hollywood resident Lawrence Zakson on being elected to the Democratic National Committee. He congratulated the Fairfax High School Marching Band for recently winning two regional competitions. He thanked Rob Bergstein for his public comment concerning the City's new Residential Code Compliance Officer Jeffrey Jones. He spoke in support of public comment surrounding the closure of City Hall in recognition of Veteran's Day.

Mayor Pro Tempore Heilman spoke in support of public comment surrounding the closure of City Hall in recognition of Veteran's Day. He spoke regarding public comment surrounding Item 2.F. and the possibility of amending the ordinance to allow five medical marijuana dispensaries in the City.

Mayor Land spoke regarding the recent Document Shredding and E-Waste collection event in the City, and thanked everyone who organized and participated in the event. She thanked everyone who helped organize and participated in the recent Annual Congress of Advisory Boards and Commissions. She spoke regarding the City's Urban Arts Program and encouraged residents to visit the City's urban arts installations. She thanked everyone for their recent thoughts and good wishes regarding her father. She spoke regarding the recent recognition to the City in honor of the West Hollywood's work with Aid for AIDS and HIV prevention. She spoke regarding the National League of Cities Prescription Discount Drug Program and encouraged residents to participate. She spoke regarding a recent special meeting between the City Council and Los Angeles Unified School District Superintendant Ramon Cortines.

CITY MANAGER'S REPORT: None.

FISCAL IMPACT ON CONSENT CALENDAR:

City Clerk West stated that the fiscal impact on the Consent Calendar is \$5,828,454.00 in expenditures and \$115,317.00 in potential revenue.

2. CONSENT CALENDAR:

ACTION: Approve the Consent Calendar as amended, 2.A.,B.,C.,D.,E.,F.,G.,H.,I.,J.,K.,L.,M.,N.,O.,P.,Q.,R.,S.,T.,U. **Motion by Mayor**

Pro Tempore Heilman, seconded by Councilmember Horvath and unanimously approved.

2.A. POSTING OF AGENDA:

The agenda for the meeting of Monday, November 16, 2009 was posted at City Hall, Plummer Park, the Sheriff's Station and at the West Hollywood Library on Thursday, November 12,, 2009.

ACTION: Receive and file. Approved as part of the Consent Calendar.

2.B. APPROVAL OF MINUTES:

The City Council is requested to approve the minutes of prior Council meetings.

ACTION: Approve the minutes of November 2, 2009. **Approved as part** of the Consent Calendar.

2.C. DEMAND REGISTER NO. 638, RESOLUTION NO. 09-3918:

The City Council is requested to approve payment of bills due as presented by the Director of Finance.

ACTION: Approve Demand Register No. 638 and adopt Resolution No. 09-3918, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD ALLOWING AND APPROVING THE PAYMENT OF DEMANDS ON DEMAND REGISTER NO. 638." **Approved as part of the Consent Calendar.**

2.D. CLAIMS ADMINISTRATION:

The City Council is asked to deny Claims filed against the City, as a routine administrative step in claims processing.

ACTION: Deny the claims of AAA (Hellena Miron), Hellena Miron, Adam Roach, USAA (Phillips, George), George Phillips and Jeffrey Patrick Morgan and refer to the City's claims adjuster. **Approved as part of the Consent Calendar.**

2.E. ORDINANCE NO. 09-832 (2ND READING), ESTABLISHING TEMPORARY REGULATIONS SUPERSEDING CERTAIN PROVISIONS REGARDING SIGN STANDARDS AND AMENDING REGULATIONS ON REAL ESTATE OPEN HOUSE SIGNS [T. WEST, C. SCHAFFER]:

The City Council will waive further reading and adopt Ordinance No. 09-832, a proposed ordinance establishing temporary regulations superseding certain provisions of Chapter 19.34 (Sign Standards) of the West Hollywood Zoning Ordinance and adopting Zone Text Amendment 2009-007 amending regulations on real estate open house signs in Table 3-13 of West Hollywood Municipal Code Section 19.34.050.

ACTION: Waive further reading and adopt Ordinance No. 09-832, "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD ESTABLISHING TEMPORARY REGULATIONS SUPERSEDING CERTAIN PROVISIONS OF CHAPTER 19.34 (SIGN STANDARDS) OF THE WEST HOLLYWOOD

ZONING ORDINANCE AND ADOPTING ZONE TEXT AMENDMENT 2009-007 AMENDING REGULATIONS ON REAL ESTATE OPEN HOUSE SIGNS IN TABLE 3-13 OF WEST HOLLYWOOD MUNICIPAL CODE SECTION 19.34.050." Approved as part of the Consent Calendar.

2.F. ORDINANCE NO. 09-833 (2ND READING), CHANGING MEDICAL MARIJUANA COLLECTIVES FROM A CONDITIONALLY PERMITTED USE TO A PERMITTED USE IN CERTAIN COMMERCIAL ZONES SUBJECT TO SPECIFIED RESTRICTIONS [T. WEST, C. SCHAFFER]:

The City Council will waive further reading and adopt Ordinance No. 09-833, a proposed ordinance changing medical marijuana collectives from a conditionally permitted use to a permitted use in certain commercial zones subject to specified restrictions, requiring such collectives to obtain a regulatory business license, maintaining the current maximum limit of four collectives in the city and locational restrictions for new collectives and amending the West Hollywood Municipal Code.

ACTION: Waive further reading and adopt Ordinance No. 09-833. "AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD CHANGING MEDICAL MARIJUANA COLLECTIVES FROM A CONDITIONALLY PERMITTED USE TO A PERMITTED USE IN CERTAIN COMMERCIAL ZONES SUBJECT TO SPECIFIED RESTRICTIONS, REQUIRING SUCH COLLECTIVES TO OBTAIN A REGULATORY BUSINESS LICENSE, THE CURRENT MAXIMUM OF MAINTAINING LIMIT **FOUR** COLLECTIVES IN THE CITY AND LOCATIONAL RESTRICTIONS FOR NEW COLLECTIVES AND AMENDING THE WEST HOLLYWOOD MUNICIPAL CODE." Approved as part of the Consent Calendar.

2.G. COMMISSION AND ADVISORY BOARD ACTION REPORTS:

The City Council will receive reports from the Disabilities Advisory Board and the Senior Advisory Board on actions taken at their recent meetings. **ACTION:** Receive and file. **Approved as part of the Consent Calendar.**

2.H. ATTENDANCE REPORTS FOR CITY COMMISSIONS, ADVISORY BOARDS, AND THE PROJECT ADVISORY COMMITTEE [T. WEST, C. SCHAFFER]:

The City Council will receive the attendance reports for City Commission and Advisory Board meetings convened between August 2008 and August 2009. The Council will also consider excusing the absences of several members due to personal reasons.

ACTION: 1) Receive and file the attendance reports; and 2) Excuse absences, due to personal reasons, for: Hywel Sims (Human Services Commission); Pat Langlois (Lesbian and Gay Advisory Board); and Shirley Kaplan (Senior Advisory Board). **Approved as part of the Consent Calendar.**

2.I. WEST HOLLYWOOD COMMUNITY HOUSING CORPORATION FOURTH QUARTER REPORT FOR 2008-2009 AND FIRST QUARTER REPORT FOR 2009-2010 [A. WINDERMAN, J. SKORNECK, E. SAVAGE]:

The City Council will receive the Fourth Quarter Report of the West Hollywood Community Housing Corporation (WHCHC) for Fiscal Year 2008-2009 and the First Quarter Report for Fiscal Year 2009-2010.

ACTION: Receive and file. Approved as part of the Consent Calendar.

2.J. CONTRACT WITH GRAPHIC DESIGNER [A. WINDERMAN, M.A. HULL]:

The Department of Rent Stabilization and Housing seeks to contract for graphic design services of Joanne Shannahoff in an amount not to exceed \$15,000.

ACTION: Approve a contract with Joanne Shannahoff for graphic design services in an amount not to exceed \$15,000. **Approved as part of the Consent Calendar.**

2.K. AMENDED REGULATORY AGREEMENT FOR LAUREL-NORTON INTERGENERATIONAL APARTMENT COMMUNITY TO IMPLEMENT A COMMUNITY DEVELOPMENT BLOCK GRANT – RECOVERY (CDBG-R) PROJECT [A. WINDERMAN, R. BURNLEY]:

The City Council will consider approving a 2nd amendment to the regulatory agreement for the Laurel-Norton Intergenerational Apartment Community, providing \$95,380 in grant assistance for the implementation of a Community Development Block Grant–Recovery (CDBG-R) project.

ACTION: 1) Authorize City Manager to execute 2nd Amendment to Regulatory Agreement by and between the Laurel-Norton Limited Liability Partnership and the City of West Hollywood, providing CDBG-Recovery grant assistance in the amount of \$95,380 for the Laurel-Norton Intergenerational Apartment Community; and 2) Authorize the Director of Finance to increase budgeted revenues in the Miscellaneous Grants fund account 202-424064 and budgeted expenditures in the Miscellaneous Grants Fund account 202-3-06-65-537125 by \$95,380. **Approved as part of the Consent Calendar.**

2.L. GRANT APPLICATION TO THE CALIFORNIA ENERGY COMMISSION FOR ENERGY EFFICIENCY RETROFITS OF RESIDENTIAL BUILDINGS [A. WINDERMAN, R. BURNLEY, E. SAVAGE]:

The City Council will consider authorizing the Rent Stabilization and Housing staff to apply for California Energy Commission grants for energy efficient retrofits in existing residential buildings.

ACTION: Authorize grant applications to the California Energy Commission under the U.S. Department of Energy ARRA program. **Approved as part of the Consent Calendar.**

2.M. AUTHORIZE HUMAN SERVICES DEPARTMENT TO APPLY FOR GRANTS FROM THE CALIFORNIA ENERGY COMMISSION FOR ENERGY EFFICIENCY FOR THE MUNICIPAL AND COMMERCIAL BUILDING TARGETED MEASURE RETROFIT PROGRAM [L. LONG, S. BAXTER, H. COLLINS]:

The City Council will consider authorizing staff to apply for California Energy Commission Grants for the Energy Efficient Municipal and Commercial Building Targeted Measure Retrofit Program.

ACTION: 1) Authorize staff to apply for the California Energy Commission Municipal and Commercial Building Targeted Measure Retrofit Program for energy efficiency; 2) Authorize staff to work directly with a local consortium (as recommended in the grant application) or independently if needed, to pursue grant funding with applicable City Departments; 3) Authorize the Finance and Technology Services Department to increase budgeted grant revenues and expenditures by an equal amount upon award of the grant; and 4) Authorize the City Manager to sign all required documents pertaining to this grant opportunity. **Approved as part of the Consent Calendar.**

2.N. AGREEMENT WITH JOHNSON'S SUPER SERVICE TO PROVIDE VEHICLE TOWING AND STORAGE SERVICES [O. DELGADO, J. ROCCO, D. NORTE]:

The City Council will consider approving an agreement with Johnson's Super Service to provide vehicle towing and storage services.

ACTION: 1) Approve a one year extension to the agreement with Johnson's Super Service to provide vehicle towing and storage services from January 1, 2010 through December 31, 2010; and 2) Authorize the City Manager to sign the agreement. **Approved as part of the Consent Calendar.**

2.O. AWARD OF CONSTRUCTION CONTRACT FOR CIP 1007, LARRABEE STREET DRAINAGE IMPROVEMENTS [O. DELGADO, S. PERLSTEIN]:

The City Council will consider awarding a construction contract for the Larrabee Street Drainage Improvements, CIP 1007.

ACTION: 1) Accept the bid dated November 5, 2009, submitted by FS Construction; 2) Authorize the City Manager to enter into a contract with FS Construction in the amount of \$97,490 for the construction of CIP 1007, Larrabee Street Drainage Improvements; and 3) Authorize the City Engineer to manage Change Orders for work on the construction contract in an amount not to exceed 15% of the contract amount. **Approved as part of the Consent Calendar.**

2.P. AWARD OF CONSTRUCTION CONTRACT FOR SUNSET STRIP BEAUTIFICATION PROJECT, CIP 1004 [O. DELGADO, S. PERLSTEIN, D. UYENO]:

The City Council will consider awarding a construction contract for the Sunset Strip Beautification Project, CIP 1004.

ACTION: 1) Accept the bid dated October 26, 2009, submitted by Sequel Contractors, Inc.; 2) Authorize the City Manager to enter into a contract with Sequel Contractors, Inc. in the amount of \$4,370,658.75 for the construction of CIP 1004, Sunset Strip Beautification Project; and 3) Authorize the City Engineer to manage Change Orders for work on the construction contract in an amount not to exceed 15% of the contract amount. **Approved as part of the Consent Calendar.**

2.Q. APPROVAL OF A PROFESSIONAL SERVICES AGREEMENT WITH BERG & ASSOCIATES, INC. FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES ON CIP 1004, SUNSET STRIP BEAUTIFICATION PROJECT [O. DELGADO, S. PERLSTEIN, D. UYENO]:

The City Council will consider approving a professional service agreement with Berg & Associates, Inc. for construction management and inspection services on CIP 1004 Sunset Strip Beautification Project.

ACTION: Approve a professional services Agreement in an amount not to exceed \$587,710 with Berg & Associates, Inc. for construction management and inspection services on CIP 1004 Sunset Strip Beautification Project, and authorize the City Manager to sign the Agreement. **Approved as part of the Consent Calendar.**

2.R. APPROVAL OF FINAL TRACT MAP NO. 61071 FOR THE CONDOMINIUM PROJECT LOCATED AT 632-636 KINGS ROAD [O. DELGADO, S. PERLSTEIN]:

The City Council will consider the approval of Final Tract Map No. 61071, a six unit condominium, located on Kings Road, between Melrose Avenue and Clinton Street.

ACTION: 1) Make findings for the Final Tract Map as follows: a) That this project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act; b) That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan required by Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of the Government Code or any specific plan adopted pursuant to Article 8 (commencing with Section 65450) of Chapter 3 of Division 1 of the Government Code; and c) That the development of the property in the manner set forth on the subject division of land will not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights of way and/or easements within the subject division of land, pursuant to Section 66436(a)3A(i-viii) of the Subdivision Map Act.; 2) Approve Final Tract Map No. 61071; 3) Instruct the City Clerk to endorse on the face of the map of Final Tract Map No. 61071 the certificate that embodies the approval of said map; and 4) Authorize the Director of Finance to increase the budgeted revenues in the Park Development Fund by \$19,937.23 (account number 210-471001). Approved as part of the Consent Calendar.

2.S. LOS ANGELES COUNTY METROPOLITAN TRANSIT AUTHORITY (LACMTA) MEASURE R LOCAL RETURN UNDERSTANDING AND ASSURANCES [L. LONG, D. DENNIS, J. ROONEY]:

The City Council will consider the approval of The Assurances and Understandings regarding receipt and use of Measure R Local Return Funds with the LACMTA.

ACTION: 1) Authorize the City Manager to execute the Assurances And Understandings agreement with the Los Angeles County Metropolitan Transit Authority (LACMTA) to comply with the Measure R Local Return Guidelines; and 2) Authorize the Finance Director to establish a Measure R Fund (205). **Approved as part of the Consent Calendar.**

2.T. PILOT PHYSICAL FITNESS PROGRAM WITH NINTENDO WII CONSOLE AT SENIOR COMMUNITY CENTER [L. HORVATH, I. PINE]:

The City Council will consider installing a Nintendo Wii game console in the Senior Community Center as a pilot Physical Fitness Program.

ACTION: 1) Direct staff to obtain and install a Nintendo Wii console in the Senior Community Center; 2) Direct staff to work with Recreation Staff and Jewish Family Services Staff on program components and logistics; and 3) Review popularity of this program in 3-months to determine if and how it could be expanded to more or all of the senior facilities throughout the City. **Approved as part of the Consent Calendar.**

2.U. DENOUNCING THE BAHATI BILL, ALSO KNOWN AS THE "ANTI-HOMOSEXUALITY BILL" OF UGANDA [J. HEILMAN, R. HLEFAND]:

The City Council will consider adopting a resolution denouncing the Bahati Bill, also known as the "Anti-Homosexuality Bill" that is before the Parliament of Uganda.

ACTION: 1) Adopt Resolution No. 09-3919, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DENOUNCING THE BAHATI BILL, ALSO KNOWN AS THE 'ANTI-HOMOSEXUALITY BILL' BEFORE THE PARLIAMENT OF UGANDA"; and 2) Direct staff to send copies of the signed resolution to President Barack Obama, Senators Dianne Feinstein and Barbara Boxer and human rights organizations. **Approved as part of the Consent Calendar.**

3. PUBLIC HEARINGS:

3.A. JOINT STUDY SESSION REGARDING LAND USE ISSUES TO BE ADDRESSED IN THE GENERAL PLAN UPDATE [A. MCINTOSH, J. KEHO, B. SIEGL]:

City Council and Planning Commission will hear a presentation and hold a discussion regarding land use and urban design issues in commercial districts to be addressed in the General Plan Update.

City Clerk West stated that the Item was noticed as required by law.

PLANNING COMMISSION ROLL CALL:

PRESENT: Commissioner Altschul, Commissioner Bernstein,

Commissioner Buckner, Commissioner Guardarrama, Commissioner Hamaker, Vice Chair

Yeber, and Chair DeLuccio.

ABSENT: None.

Anne McIntosh, Director of Community Development; John Keho, Planning Manager; and Bianca Siegl, Associate Planner; provided background information as outlined in the staff report dated November 16, 2009.

Mayor Land opened the public hearing and the following speakers came forward:

LAUREN MEISTER, WEST HOLLYWOOD, expressed concerns regarding proposed density and building height increases.

ELYSE EISENBERG, WEST HOLLYWOOD, expressed concerns regarding proposed density and building height increases. She spoke regarding the possibility of building a municipal parking structure on the Sunset Strip.

JEANNE DOBRIN, WEST HOLLYWOOD, expressed concerns regarding proposed density and building height increases.

ACTION: The City Council and Planning Commission heard a presentation, held a discussion of the issues and information presented therein, and made comments regarding urban design issues and proposed changes to commercial land use designations to staff and consultants. **Carried by Consensus of the Council.**

4. UNFINISHED BUSINESS: None

5. NEW BUSINESS: None

EXCLUDED CONSENT CALENDAR: None.

PUBLIC COMMENT:

JEANNE DOBRIN, WEST HOLLYWOOD, spoke in support of the discussion during Item 3.A.

ELYSE EISENBERG, WEST HOLLYWOOD, spoke regarding development issues on Sunset Boulevard and spoke in support of creating more plaza space along the

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boulevard. She expressed concerns regarding the possibility of creating residential housing along Sunset Boulevard.

6. LEGISLATIVE: None

COUNCILMEMBER COMMENTS: None.

ADJOURNMENT: The City Council and the Planning Commission adjourned at 9:51 P.M. in memory of Howard R. Jacobs, Anne Marie Staas, Douglas R. Ring, Jack Kissell, Babette Lang, Phyllis Wayland, Sascha Rujuck, and all the soldiers who died in Iraq and Afghanistan since the last City Council meeting. The City Council adjourned to their next regular meeting, which will be on Monday, December 7, 2009 at 6:30 P.M. at West Hollywood Park, 647 N. San Vicente Boulevard. The Planning Commission adjourned to the their next regular meeting, which will be held on Thursday, November 19, 2009 at 6:30 P.M. at West Hollywood Park, 647 N. San Vicente Boulevard.