



May 19, 2026

President David Feige and Board Members  
Venice Neighborhood Council  
By Email to [Board@VeniceNC.org](mailto:Board@VeniceNC.org)

Re: 305 Rose Ave. (at Hampton Dr) Conversion to Private Social Club  
APCW-2025-2220-SPPE-CU2-SPPC-CDP, ENV-2025-2222-CE

President Feige, et al,

I writing on behalf of our organization to urge you to reject this application.

The VSA is a 15-year-old non-profit organization dedicated to public safety, protection of residents' quality of life, and beautification projects.

If president Feige has faced obnoxious noise from Washington Blvd. establishments, it is nothing to what this proposal will impose on the club's immediate neighbors. While it is unlikely that the proposed conditions can fully mitigate the noise originating from inside of the structure, this is not the primary source of noise that will surely destroy the neighbors' quiet enjoyment of their property and lives.

The overriding noise generator will be loud patrons entering and leaving the facility. In addition to Mr. Feige and his neighbors' experience, the VSA and residents have seen this assault on neighbors' sleep at other establishments over the years, notably near Gjelina, the expansion of which the VSA also opposed for this reason.

Not only are there no mitigations for this noise in the LUPC's list of conditions, such as a guard or monitor stationed outside at all times to demand that patrons lower their voices, it is unlikely to actually keep the area quiet and allow the neighbors to go on with their lives as they were before the conversion. The monitor or guard would have to use his/her voice to order the offending patron(s) to quiet down, which itself could wake the neighbors. This is why this use, so close to residents, is incompatible with good zoning practices and should be rejected.

Thank you for your consideration of our views.

*Mark Ryavec*

Mark Ryavec, President

cc: Councilwoman Traci Park  
c/o Sean Silva ([sean.silva@lacity.org](mailto:sean.silva@lacity.org))

*The Venice Stakeholders Association is dedicated to civic improvement. The VSA supports slow growth, protection of the limits of the Venice Specific Plan, neighborhood safety, better traffic circulation, increased parking for residents, neighborhood beautification projects, historic preservation, habitat restoration and protection of coastal waters.*  
[www.venicestakeholdersassociation.org/](http://www.venicestakeholdersassociation.org/) 310-871-6265