

September 2025

Ventura & Stern

Stern's Draperies Living Room



9.6.25 7:00 PM

Stern's Draperies Trespassing Agreement!

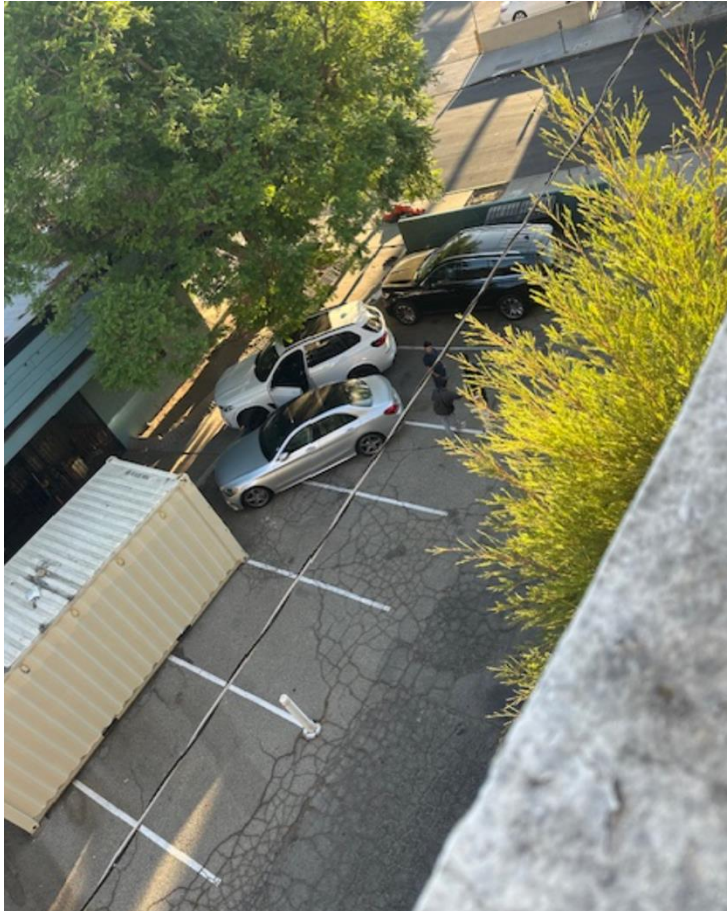
Imagine a picture
of a current
Stern's Draperies
trespassing
agreement!

(These are not shared
with the public.)

CD4 Taleen Keuroghlian was able to get Kevin Stern's signature on a trespassing order for the first time since 2021! She gave it to LAPD.

If you see someone trespassing on Stern's Draperies, report it to 877-ASK-LAPD. That is the non-emergency number, and it will be a low priority call to an understaffed and overextended Van Nuys LAPD Division. Still, we have regular trespassers, and if we can get an individual cited for trespassing on the same property multiple times, we can have an impact.

Dealing from Stern's Draperies Parking Lot



On 9.13 A resident sent this photo and stated that there is a drive-up spot in the alley by Stern Draperies for Jay and the blonde women's operation. She bore witness to a car deal and a pedestrian deal.

Troy and John doing narcotics at Stern's Draperies the morning of Troy's breakdown



9.16.25 10:16 AM

Troy drug-induced psychotic episode at Stern's Draperies



9.16.25



Troy, fully naked, use of force arrest at Stern's Draperies. Primary dealer Jay and support dealer John watching from the Ventura & Stern shopping center wall. Jay loved to give Troy fentanyl and watch him twitch and writhe. He encouraged it.



John

Jay

Incoherent Man Masturbating in Ventura & Stern Shopping Center Stairwell



Wednesday 9-17-25

Trevor Lynch – back with stay away order



9.22.25 1:30 PM



In any emergency or if Trevor is seen within 25 yards of 7-Eleven, call 911 immediately.

Monday, September 15, Sanu and Shristi appeared in court regarding Trevor's shoplifting incident at their 7-Eleven store. The judge ordered Trevor to remain at least **25 yards away from 7-Eleven.**

"We are all afraid of his retaliation as he doesn't seem to fear authorities. My father and I might be called to court for this case, but it will be helpful to keep any records of his aggressive and wrongful behaviors that anybody else in the neighborhood might have encountered." (Shristi)

Photo: One week after the court date, Trevor is at the bus stop in front of the Ventura & Stern Shopping Center with Michael, one of the narcotics operation supervisors.

Action Items

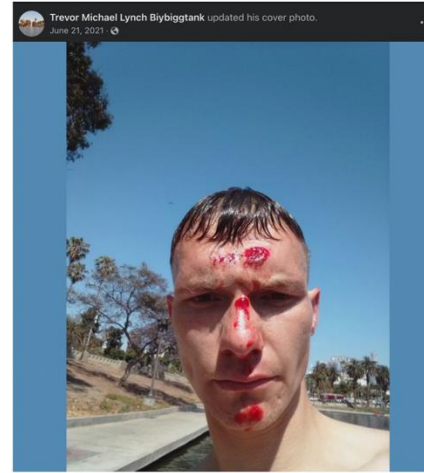
- Probation officer contact** – Obtain and share Trevor's probation officer's information.
- Court order copy** – 7-Eleven please provide a copy of the court order for records.
- Boundary marking** – Elie, please mark a 25-yard perimeter around 7-Eleven.

Community Protocol

- Call 911 first** if Trevor is within the 25-yard circle or in any emergency or criminal activity.
- After calling 911, **call 7-Eleven at 818-986-4238**, then text **Elie Boulos, Property Manager (Ventura & Stern Shopping Center)** at **818-457-6625**.
- Report any aggressive or wrongful behaviors by Trevor to **Officer Zine** at 36028@LAPD.online.

Trevor Lynch

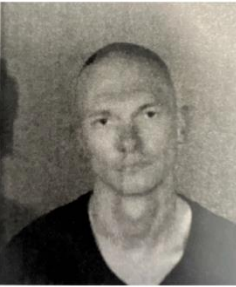
- White male. Born March 12, 1993 (29 years old). 6'01", 175 lbs. with brown hair, shaved head, or side-shave haircut. Super fit.
- Chest tattoo of Dodgers interlocking LA logo.
- Rides a bike. Black backpack. Frequently shirtless. LA tattoo on chest. Tattoo on back and shoulders.
- Locations: Stern's Draperies & 13901 Ventura Blvd. shopping center.
- Arrested 12-31-21 (Burbank) and 9-9-22 (Stern's Draperies) for possession, paraphernalia and warrants, 8.28.25 shoplifting at 7-Eleven.
- Was one of the primary street dealers at Ventura & Stern.



Facebook photo



At Stern's Draperies



Mug shot



Unlawful entry of 4318 parking garage

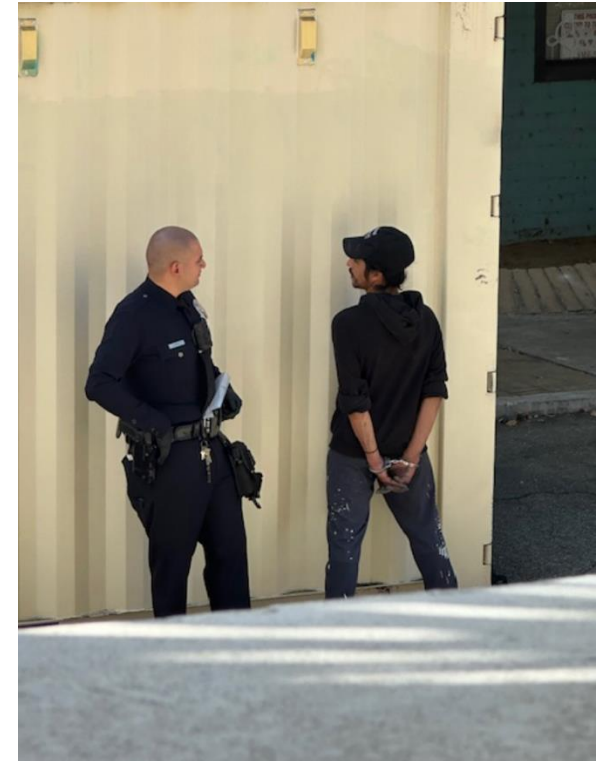
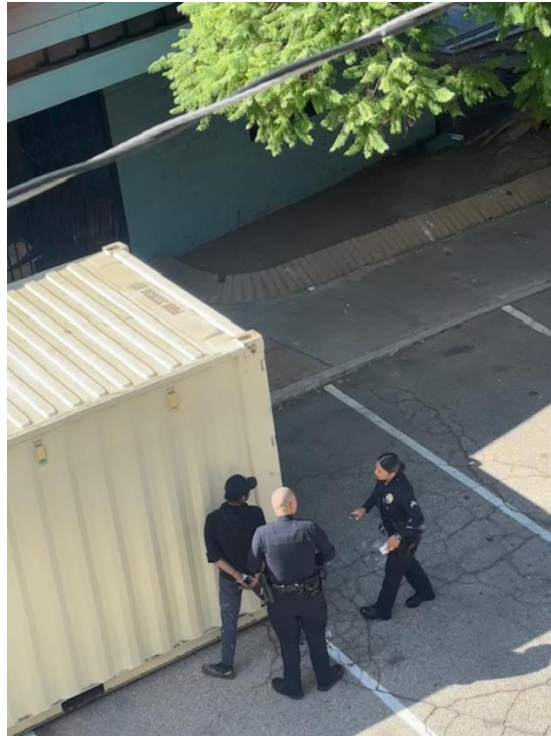
4318 resident reports: Today while exiting the garage, I noticed someone [the man on the left in the photo] slip in before the gate closed. I reversed and asked if they lived in the building, though I knew they did not. They claimed they did, and I told them I would be calling the police. I've attached a photo of the individual for awareness.

A reminder to all residents and employees that have gated parking: Wait until the garage gate is fully closed before driving away to prevent unlawful entry.



9.23 posted at 12:55 PM

Vandalism arrest – graffiti on CONEX box at Stern's Draperies



9.24.25 10:00 AM

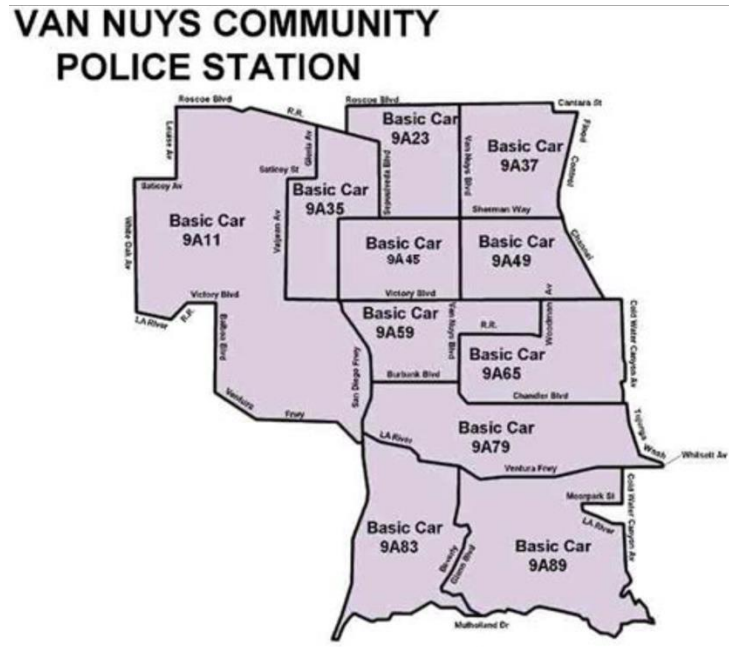
Jay and regular buyer or supplier. Stern's Draperies

Resident reports: The woman (an older white-haired lady driving the car) drives thru the alley, honks and calls Jay to her window. They exchange some kind of money and then the drugs. I have seen it before but didn't take a photo previous times.



Monday, 9-22

CD4, LAPD, Ventura Stern Meeting(s)



North boundary: Roscoe Boulevard

South boundary: Oxnard Street (and South to some extent)

East boundary: Hazeltine Avenue, Tujunga Wash, Sepulveda Boulevard in some areas

West boundary: Sepulveda Basin, Odessa Ave, Hayvenhurst Ave, Balboa Boulevard

- 9.23.25 11:00 AM
- Limited resident and business attendance due to last minute scheduling. 7 residents, 2 businesses (McDonald's and Hair Studio), CD4 Taleen Keuroghlian, CD4 Patrick Siggins, LAPD SLO José Saldana, Captain Christopher Zine, and Sgt. Pedroza.
- Major takeaways and future directions will be detailed in upcoming email by the end of the weekend.
- LAPD noted only five patrol cars cover the area and urged businesses to consider private security. Shared private security will be one of the key foci of the next meeting with businesses on the north side of Ventura (Hazeltine to Matilija), CD4, LAPD, and city/county officials, with SONC included as a strong partner. Ventura Stern has already proposed a meeting date to CD4. The owners and managers are best positioned to address this and some other key issues.

Future Meetings

- VS will send a summary of the last meeting, along with future plans, by the end of this weekend.
- Our current focus is the upcoming business meeting, as we believe that's where the resources and solutions will need to come from—and working with businesses is VS's strength.
- There is also community interest in holding another neighborhood-wide meeting, like the one at McDonald's in 2020. At that time, VS and another resident were the primary organizers, and it required extensive work, including going door-to-door to connect with nearly every small business along Ventura in our immediate area.
- If someone is interested in taking the lead on organizing such a community meeting, they are welcome to do so and will have the benefit of the contact list VS has assembled. However, please wait until after the business meeting planned for mid-October to start planning it so efforts remain clear, coordinated, and not diluted by overlapping outreach that will confuse people or excess email.