

Ventura and Stern

2025



**Trevor Michael
Lynch** on 5.25.25



This is **Gerome “Jay” Moore** on a different day. On 5.28.25 he was wearing a red LA Dodgers



Joshua



John Johnson



Noon and 6:00 PM at Ventura & Stern, 5.28.25. 4 slides.



“Skater”





Time:
12:11
PM.
5.28.25



Top middle. John pays Jay. **Top right.** Jay uses the tree as cover to work with the fentanyl. Jay is on the left of the photo. Joshua is the lookout and John is on the right. You can see at least one bag of fentanyl. I circled it. **Left.** Jay is behind the cart. The cart is just a tool for cover. Jay's "stuff" is in the nice black duffel bag. The drugs are in his backpack right beside Bear. You can see Jay moving the backpack around in the video. Here you can see his hand beside Joshua. John is the customer here. John is a support dealer. **Right.** Joshua sees me recording them and then tells Jay. John leaves and walks over to his stuff stashed at the Stern & Ventura shopping center.





John slides the metal gate aside at the SE corner of the Stern & Ventura Shopping Center (in front of 7-Eleven) to get his journal or ledger. They know I am filming them at this point, but I did not realize at the time that Joshua had seen me. Here John gives a wave to let me know that they have seen me. When he moves his blanket again, you can see a MacBook Pro sticking out of the top of his cart. Later in the day, he uses this cart to block the gap between the east side of the CONEX box and Stern's Draperies building for privacy. After that he sets himself up on his bucket at the 7-Eleven wall. This is a different lookout man than they had in 2022. A member of the coalition sent a photo of John sleeping in front of an apartment building on Moorpark.



6:00 PM 8.28.25 1. John puts shopping cart on the east side of the CONEX box at Stern's Draperies for privacy. Jay, takes fentanyl or heroin and pot out of his little zipper case that he keeps his personal stash in. He makes a heroin or fentanyl-laced joint and puts it the case back in his backpack. He smokes it and passes it to other men behind the CONEX box. Joshua lays on the ground with his eyes fluttering. John smokes it and shudders. Skater is also part of Jay's entourage. After they all get high, Jay puts on his backpack, puts his duffel bag on the shopping cart "prop," and he, Joshua and Skater head west on Ventura Blvd. John goes off by himself with his cart. This goes on day in and day out. I have been watching Jay and Trevor deal drugs at Stern's Draperies and the 7-Eleven sidewalk since 2021. The installation of lights and security cameras at the Ventura Stern shopping center helped that side of the street. Kevin Stern does nothing to stop it. It used to be mostly crack and tweakers, now it is fentanyl and sinkers.

Ventura & Stern: Visual Summary August 3rd, 2025

Narcotics Organization: White guys on bikes



Here you see Jay in the red jersey walking over probably to pick up a delivery from this man.

This narcotics organization primarily use bikes (sometimes scooters). One of the street dealers, Jay, is a black man, but the organization is “white guys on bikes (sometimes scooters).” The street crew stashes prop shopping carts around the community.

On 8-3-25 Ventura Stern followed Jay for awhile on his bike after he completed a hard day’s work at Ventura and Stern about 5:00 PM. He made a left on Coldwater and by the time VS could make a left he was gone, perhaps taking the river path.

Ventura & Stern Shopping Center Eastern public sidewalk

August 1st

4334 Stern Ave

[Link to video](#)

July 15th 2025
Dealers
Jay and
Trevor Lynch



August at
the wall



“...a transient trespassed into our building and had a dispute with one of our tenants here, as well as going back and forth with us trying to get him to leave. We have kids in this building, and this is definitely very unsafe. This person trespassed, but also cut himself from being crazy and bled all over our parking area and courtyard. This is a serious hazard. As I mentioned, we have kids and pets in this building.

This is so out of control now and we called PD and were on hold for more than a half hour. Then PD stopped by, but at that point the transient was gone to the corner over by 7/11 again.”

Some photos from May

Bucket man at his lookout post on the Ventura and Stern shopping center public sidewalk



Dealer Trevor Lynch after moving his stuff from Stern's Draperies onto the adjacent sidewalk.



Stern's Draperies August 2025 How is Kevin Stern not liable for this?



Cart & CONEX for dealer & user privacy



Dealers Napping



People were living in this at Stern's Draperies before someone ripped off the front



Tarp for privacy



Dealers Bear & Jay resting

Dear Team: Will someone please respond to this? I know you are all overworked, but the folks at Ventura and Stern are living with a negative agglomeration of crime, drugs, noise, filth, encroachments, intimidation and vagrancy/homelessness.

Dear Taleen,

We've been reluctant to add to your work load, but we really need your help at Ventura Blvd. and Stern Ave. in Sherman Oaks, 91423.

The number of homeless people sprawled on the sidewalk, in the alley and on the Stern's Drapery property has increased over the last few months.

Four to six men, and a couple of women, with piled-high shopping carts and strollers, a blue tarp to hide under, a mattress - whatever suits the moment - are constant reminders that we did not invite these people to be our neighbors.

Good neighbors don't wake you at 2:00 AM; they don't cook, smoke and sell drugs either. Sometimes noxious fumes preclude our going outside. How dangerous is it to cook drugs outside a fabric shop in fire-prone Los Angeles?

Who wants to explain screaming and shouted vulgarities to curious small children? Why is that graffiti-scarred storage container that looms over the alley still there? People hide behind it, jump out at night wildly waving a rake at you. Have you seen the brick and rotting wood structure near the container? Someone crawled out of it recently.

Yes, the Ventura.Stern residents know they are more fortunate than the folks living on the streets, (however they came to be there), and people were empathetic and patient during the two years it took to move, shelter, or arrest them the last time.

We don't think the neighbors - old and young, comfortable and not so comfortable - can withstand this situation again. The peaceful enjoyment and use of their homes is severely compromised.

Please know we appreciated the work your colleagues did before; it was a challenge and they took it on. We are sorry, but we have to ask you to do it again, and soon.

Very truly yours,

Venture.Stern Group

CONEX box at Stern's Draperies



The space between the David Stern's CONEX and his building is constantly used for using narcotics, dealing, toileting, and masturbating. This man is masturbating and did not bother to even go behind the box.

8.24.25

Stern's Draperies tree hazard 13861 Ventura Blvd.



Two dead trees fallen into Stern Ave
Photo taken 2.16.23



Current dead tree.
Photo taken 8.6.25

Note: this negligent property owner will not take care of this hazard. The city must act. When the rains come, this tree will **fall**. The two trees beside it fell into Stern Ave in February 2023, so the roots are weakened from that, too. This tree, and all the other dead wood on the property are also a **fire hazard** next to this building filled with drapery fabric.

Ventura and Stern Shopping Center Sidewalk Encampment



8.21.25



8.23.25

**One hour at Ventura & Stern:
A Drop, Jay and Troy
August 17, 2025
Between 11:00 AM and noon**

Gathering for the drop



Michael comes over on his bike with his bucket and sets up at the pony wall. This means there will be a drop. He never touches the product or the money.



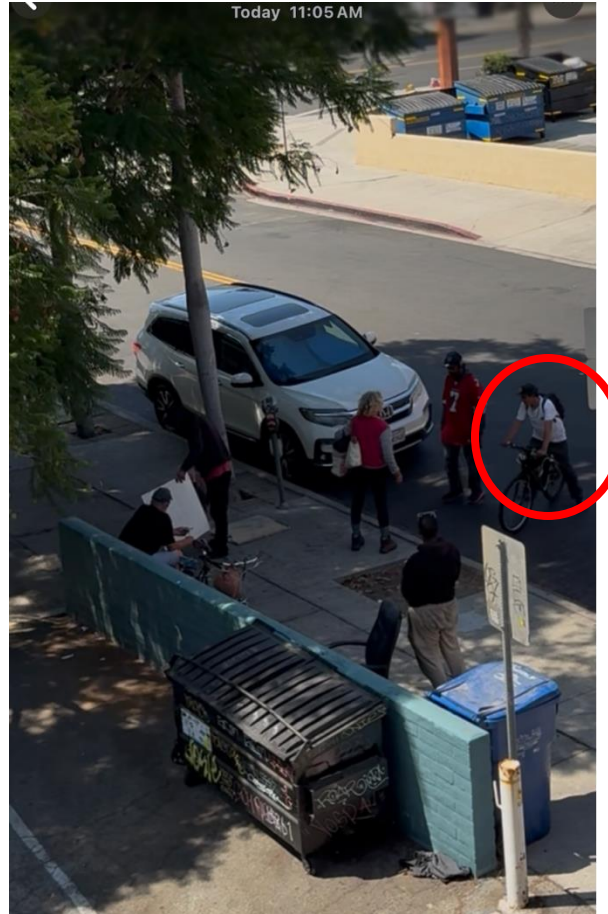
John joins Michael at Stern's Draperies blue pony wall. John is mentally ill, an addict, and a support dealer for Jay.

Jay and Blondie join



- Jay pushes his prop shopping cart (he will use it for cover to deal behind) to the drop site, Blondie (red jacket) walks over from the bus stop in front of the shopping center.

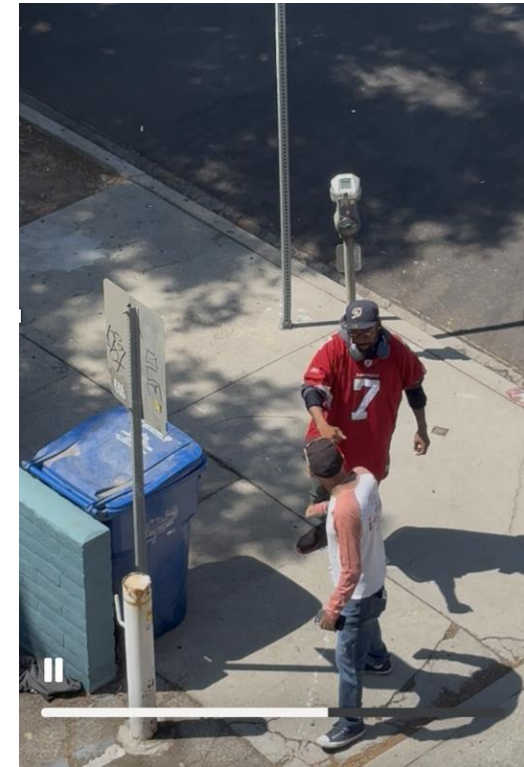
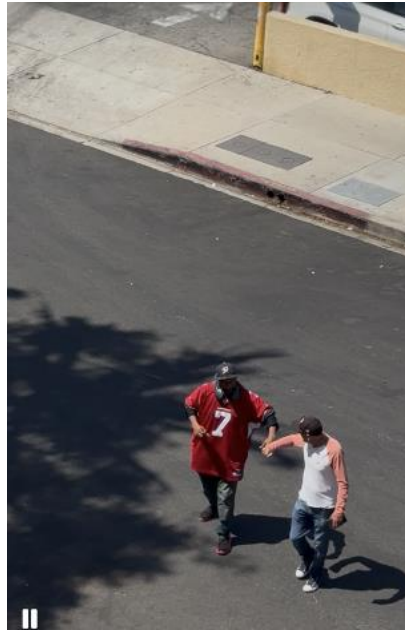
The delivery comes in a backpack on a white guy on a bike. This is typical.



White guy on bike drops off backpack at Stern's Draperies. Jay waits for about 15 minutes, then picks it up.



Jay seems to have a business meeting with this guy

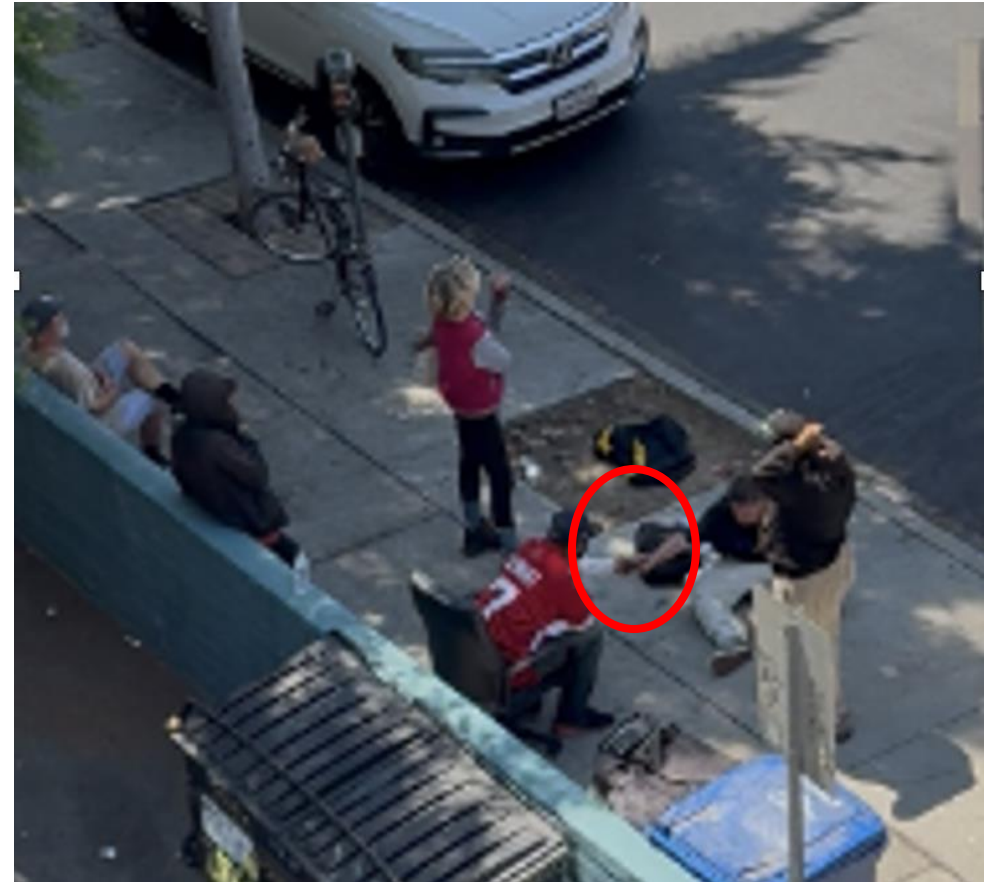
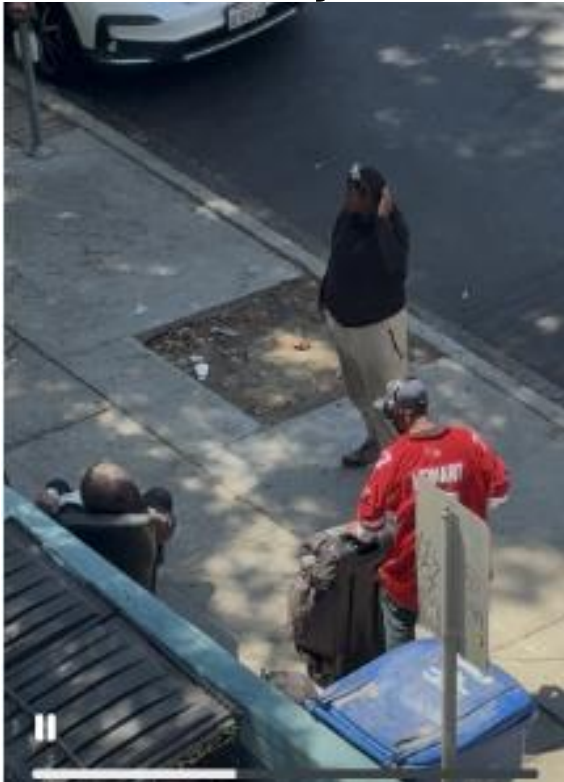


This guy hands him something and talks to Jay. Jay listens attentively. They walk across the street together. Several fist/elbow bumps. This narcotics organization is all white men.

Jay picks up the backpack, takes it under the Stern's Draperies jacaranda tree to divide it up.



Jay sets up shop with his duffel bag. He takes the chair because he is the king. He makes a fentanyl laced joint. Then he literally calls Troy over, and watches Troy smoke it and start to writhe on the ground. Troy gives it back to Jay, then Jay hands it to Troy again, encouraging him to take it. Troy takes it and smokes some more and twitches and writhes on the ground some more. Jay watches intently, enjoying the show. Yesterday they arrested Troy in a full naked psychotic breakdown and took him away handcuffed to a gurney. Jay and John watched from the shopping center wall. Your entertainment is gone for awhile, Jay.



September 2025

Ventura & Stern

Stern's Draperies Living Room



9.6.25 7:00 PM

Stern's Draperies Trespassing Agreement!

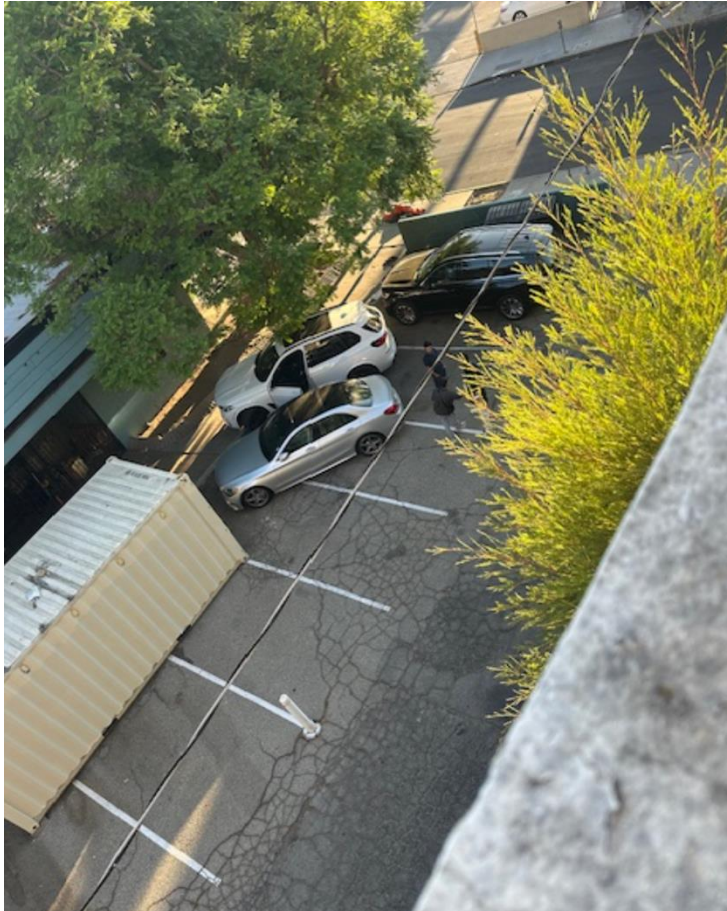
Imagine a picture
of a current
Stern's Draperies
trespassing
agreement!

(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

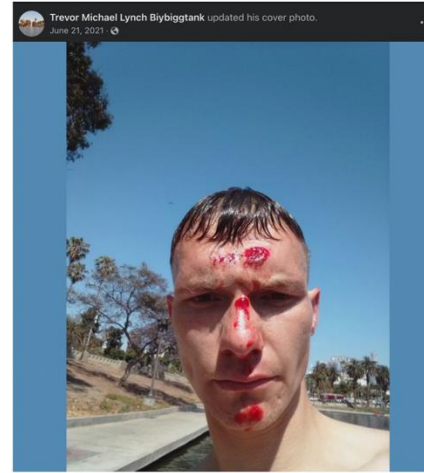
- Probation officer contact** – Obtain and share Trevor's probation officer's information.
- Court order copy** – 7-Eleven please provide a copy of the court order for records.
- Boundary marking** – Elie, please mark a 25-yard perimeter around 7-Eleven.

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

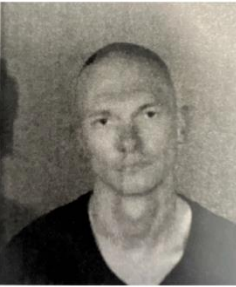
- White male. Born March 12, 1993 (29 years old). 6'01", 175 lbs. with brown hair, shaved head, or side-shave haircut. Super fit.
- Chest tattoo of Dodgers interlocking LA logo.
- Rides a bike. Black backpack. Frequently shirtless. LA tattoo on chest. Tattoo on back and shoulders.
- Locations: Stern's 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

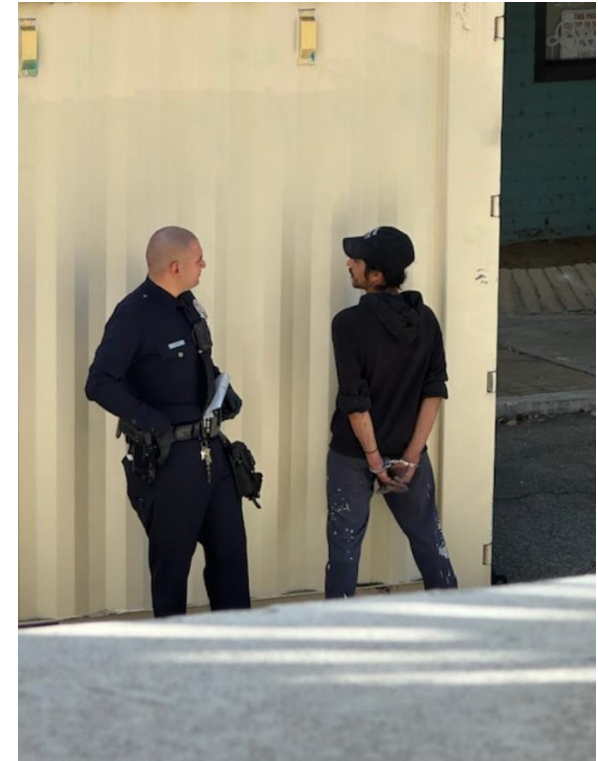
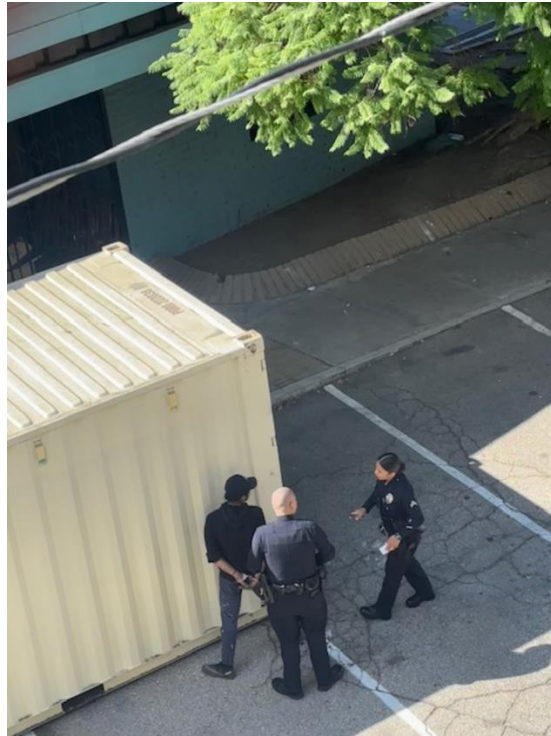
4318 resident reports: Today while exiting the garage, I noticed someone [the man on the left in the photo] slip in before the gate closed. I reversed and asked if they lived in the building, though I knew they did not. They claimed they did, and I told them I would be calling the police. I've attached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

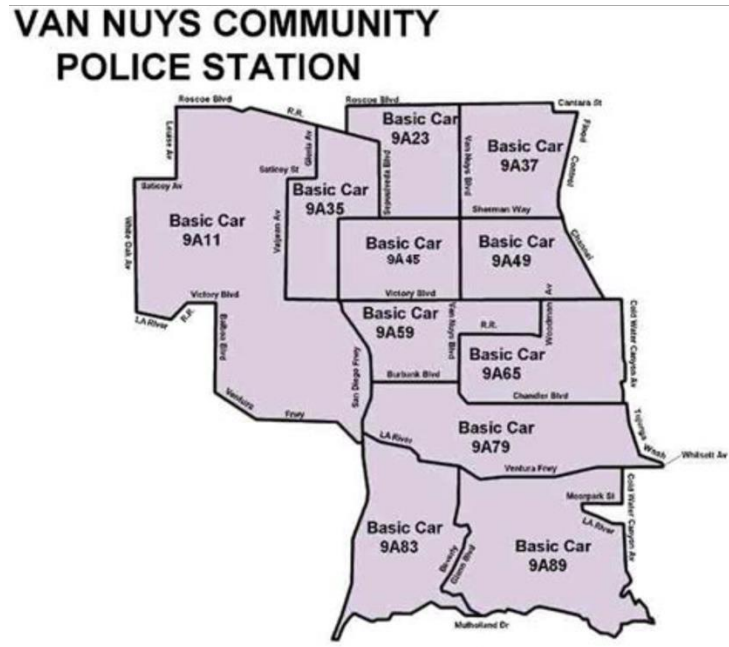
Gerome: Friendliness to Intimidation

Resident reports: The woman (an older white-haired lady driving the car) drives thru the alley, honks and calls Jay to her window. The resident reports seeing this multiple times. VS spoke with this woman. She bought a drink at **McDonald's** each morning where **Gerome regularly panhandles**. After she began giving him money and food, his requests escalated to specific items (e.g., clothing and toiletries), which she provided. When she attempted to disengage, his tone shifted from grateful to expectant and increasingly aggressive. He began asking her where she lived. She will now avoid the McDonald's out of concern for her safety.



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.

Ventura & Stern Dealers

2025

Gerome “Jay” Moore

Primary Dealer

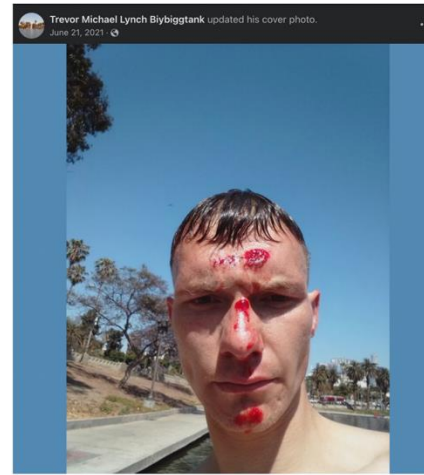
- Physical description: Black middle-aged male, average height, wears glasses.
- Used to be one of three dealers here and lived primarily at Stern’s Draperies. The picture on the right is from October 2022.
- He has “moved up in the world” and is the primary dealer now. He has props that he uses for dealing that make him look unhoused, but he lives somewhere else and comes to Ventura and Stern every morning and leaves every evening. He leaves his shopping cart prop at Stern’s Draperies behind the CONEX box overnight, carries a nice day bag duffle, and always has clean clothes.
- He creates an addict crew and treats them some like animals. He intimidates residents.



Trevor Michael Lynch

Dealer

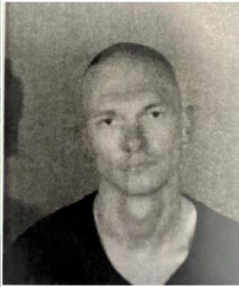
- White male. Born March 12, 1993 (32 years old). 6'01", 175 lbs. with brown hair, shaved head, or side-shave haircut. Super fit.
- Chest tattoo of Dodgers interlocking LA logo.
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- Has a stay away order of 25 yards from 7-Eleven.



Facebook photo



At Stern's Draperies



Mug shot



13901 Ventura Blvd. shopping center w/ wig lady

Kimmie Dealer

- Senior transwoman
- White with a gray pallor
- Very thin
- Always wears a wig, currently wears a short blonde wig.
- Always wears long sleeves and pants, even in extreme heat.
- Support dealer to Jay.



Note this slide is from 2022!

Dealer Kimmie, AKA Wig-lady, Stern's Draperies con box

- Dealer and heavy user.
- White senior. Extremely thin. Always wears a long-hair wig, long-sleeved shirts, pants and boots even in extreme heat.
- Location: Kimmie used to sleep at Stern's Draperies and the 13901 Ventura Blvd. shopping center east adjacent sidewalk and hang out in front of the shopping center businesses. Now she comes here to deal behind **Kevin Stern's (Stern's Draperies) conex box** when the security guard is not here.



Joshua User and Support Dealer



Acting as lookout for Jay as Jay deals behind shopping cart.



Getting drugs to sell from Trevor with "Skater" standing by.



Does narcotics behind CONEX box at Stern's Draperies.

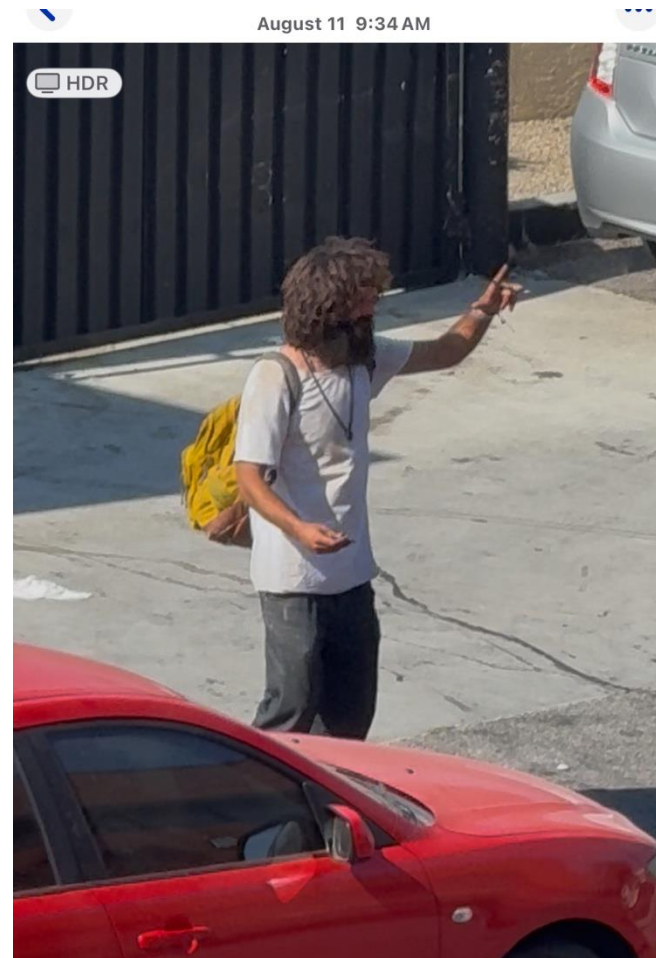


White male
Red hair
Middle aged
Obese

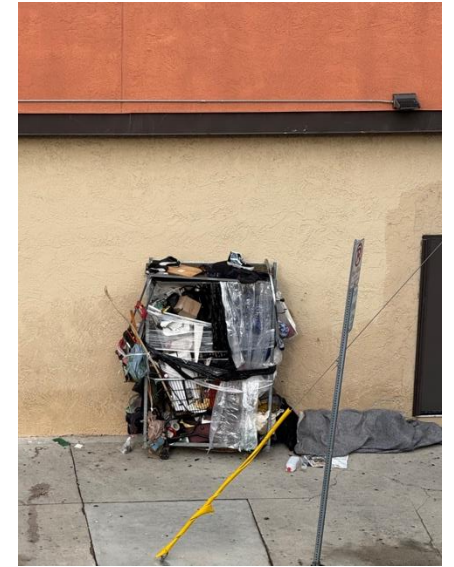
John Johnson User & support dealer



Lives at Ventura & Stern



Having one of his frequent conversations with people who are not there, along with agitated pacing. Narcotics induced, perhaps exacerbating underlying mental illness.



John's two-story shopping cart.

White male
Tall
Middle aged
Thin

Michael Supervisor

White

Male

Senior

Always has bike and bucket.

Hangs out at bus stop in front of Ventura & Stern shopping center.

Supervises narcotics drops. Never touches \$ or product.



A long-term associate of Gerome & Trevor visits Stern's Draperies for narcotics. Name unknown.



Gerome, woman with carved design hair, associate, Trevor and John making and smoking a fentanyl laced joint. Associate unboxes a brand new tablet. This video is from 8.17.25, but the associate was at Stern's Draperies with Jay and Kimmie on 10.05.25. He has been coming here since 2021 with Jay and Trevor.

There is a steady stream of unhoused transients.
Not usually photographed unless to use for report
to LA HOP for services.



Pregnant woman was an unhoused user
and became involved with Gerome's
crew. She received LA HOP services left.
We hope for the best.



Mentally ill man and
nervous pedestrians.



9.20.25