
Motion

The Sherman Oaks Neighborhood Council supports the request of residents, business owners, and other stakeholders for action to address chronic unsafe and unsanitary conditions within the Colbath–Ventura–Stern “U” (extending to Moorpark St.), with Ventura & Stern as the epicenter—particularly Stern’s Draperies and the Stern Ave. sidewalk of the Ventura & Stern Shopping Center.

Area of Concern (“the U”) includes:

- 13949 Sherman Oaks Plaza & Chase Bank
- 13925 McDonald’s (Ventura Blvd.)
- 13901 Ventura & Stern Shopping Center (incl. 7-Eleven)
- 13861 Stern’s Draperies
- Residences on Stern and Colbath between Ventura and Moorpark, especially 4318 Stern Ave.

Background and Current Conditions. Residents and businesses formed the Ventura & Stern Coalition in 2021 and temporarily drove out a narcotics operation that was operating from Stern’s Draperies (13861 Ventura Blvd., Sherman Oaks, CA 91423). By 2025 (or earlier) the narcotics operation returned, and the area now endures recurring narcotics-based encampments; open-air narcotics use and dealing; biohazard accumulation (used needles, urine, feces) and noxious fumes; harassment, intimidation, episodes of drug-induced psychosis and indecent exposure; trespass into garages and storefronts; blocked sidewalks and ADA barriers; late-night disturbances; fire hazards and combustible debris; neglected vegetation and dead/falling trees; graffiti and vandalism; and repeated thefts/shoplifting—conditions that prevent residents from living normal lives and make it difficult for nearby businesses to function.

Why the problem is acute here. An entrenched narcotics operation has identified the corridor as lucrative and is effectively allowed to operate from Stern’s Draperies, with on-site use tolerated; it exploits unhoused individuals as customers, crew, and cover, using shopping carts, bikes, and backpacks as dealer tools. The coalition has amassed visual evidence and submitted it to CD4 and LAPD. Compounding this are persistent property-management failures at Stern’s Draperies and a lack of adequate, sustained City action, including inconsistent enforcement, cleanup, and follow-through.

Impacts on residents and businesses. There are significant access barriers for vulnerable populations, including seniors, children, and people with disabilities in the apartments and condos on Stern Ave. A family with young children moved out last month because of the crime and degradation. A senior who does not drive will not leave her apartment at night; another resident reports driving her grandchildren 358 feet to McDonald’s to avoid the threat; and a resident with an adult son with special needs chose this location for walkable access to services, but criminal activity and frequent drug-induced psychosis mean safe access is limited or unavailable. The owner of 4318 Stern Ave. reports multiple move-outs due to fear and degraded conditions, creating financial strain and undermining safety for remaining tenants. Problems

typically originate on the north or west side of Stern's Draperies or along the east sidewalk of the Ventura & Stern Shopping Center and then spread to neighboring properties. The Ventura & Stern Shopping Center tenants and adjacent McDonald's are family-owned businesses struggling to function as employees feel threatened and customers stay away.

Documentation. These issues have been repeatedly documented and reported to LAPD, LAFD, Councilmember Raman's office, the City Attorney's Office, and SONC; nevertheless, no sustainable remedy has been implemented. Residents and business owners have provided extensive emails, photographs, and other evidence of ongoing conditions, including reports of a repeat offender (subject to a stay-away order) and barriers to ADA-compliant safe passage.

Therefore, SONC requests:

1. Nuisance Abatement: That Councilmember Raman, Mayor Bass, and City Attorney Hydee Feldstein-Soto work in collaboration with the Ventura & Stern Coalition and initiate proceedings to deem Stern's Draperies a nuisance property, with an enforceable plan and timeline for abatement.
2. Public Safety Resources: That Councilmember Raman, Mayor Bass, and the City Attorney provide additional resources to LAPD for focused patrols and targeted enforcement in this micro-zone, and coordinate with the District Attorney's Office to pursue appropriate actions for repeat offenders so residents and businesses can experience sustained relief and restored access to public spaces.
3. Sanitation & Biohazard Abatement (LASAN): That LASAN implement a sustained sanitation plan for the corridor—designating the Ventura & Stern hotspot for recurring (e.g., weekly) biohazard and debris removal, sharps pickup, pressure washing, and graffiti abatement (in coordination with StreetsLA)—with priority service at Stern's Draperies, the Ventura & Stern Shopping Center, McDonald's, adjacent alleys/bus stop areas, and heavily impacted apartment buildings and condos on Stern such as 4325, 4333, 4334 and especially **4318 Stern Ave.** LASAN should publish the service cadence to SONC and CD4 and coordinate scheduling with LAPD for cleanup safety.