

Date: October 6, 2026

To:

Sergeant Cook, Los Angeles Police Department, Pacific Division

SLO Officer Castaneda, Los Angeles Police Department, Pacific Division

Councilmember Traci Park, Council District 11

Trey Grogan, Deputy, Council District 11

Veronica de la Cruz, Los Angeles City Attorney's Office

Nicole Ruiz, Community Relations Specialist

Fred Puza, Loyola Marymount University

Terry McAllester, Loyola Marymount University

Csalli Sami, Loyola Marymount University

Re: Ongoing LMU off-campus student housing impacts in Westchester

The Neighborhood Council of Westchester/Playa requests coordinated assistance with a long-standing problem: off-campus housing occupied by Loyola Marymount University students in residential neighborhoods.

This condition has persisted for years. Periodic enforcement has produced temporary improvement, but it has not been firm or consistent enough. Every few years a new cohort of students moves into rental houses marketed to LMU students, and the cycle repeats. Past efforts have had some success. The current semester, however, has brought what neighbors and this Council consider the worst period of off-campus student conduct in recent memory.

Conditions that have brought this to a head include:

1. Loud and amplified parties that continue into the early morning hours.
2. Extremely large numbers of people packed into small residential houses.
3. Underage drinking.
4. Public urination.
5. Unsafe activity, including large gatherings in the street, heavy late-night Uber traffic, and students partying on rooftops.

Students have a right to gather on private property. They do not have a right to violate Los Angeles Municipal Code provisions on noise, public urination, and underage drinking, or to endanger neighbors. Advance notice to neighbors, with a clear commitment to end events at a reasonable hour, would be a basic courtesy. It is rarely given.

LMU students are issued a code of conduct for living in the Westchester area. That code advises them that neighborly conduct is expected. It is not being observed.

This request is escalating because, since the start of the September 2026 semester, neighbors have experienced nine disruptive parties at seven different addresses. Adjacent

residents, and the Neighborhood Council that represents them, regard this as unacceptable and in need of a coordinated response.

No single agency can solve this. LMU, LAPD Pacific Division, Council District 11, and the City Attorney's Office need to work together on a plan that changes behavior—not only after the fact, but through registration, owner accountability, and consistent enforcement. Requested actions include, but are not limited to:

1. LAPD: Cite students for violations of LAMC §§ 41.27, 41.47.2, and 41.58, and Business and Professions Code § 25662, where supported by the facts.
2. LMU: Require students living off campus to register their current address with the University and to sign a memorandum of understanding on off-campus conduct and representation of the University, consistent with the President's stated commitment to building bridges with the surrounding community.
3. City Attorney: Where applicable, identify property owners, notify them that tenants are not complying with City law, and hold owners accountable for conditions on their properties.
4. Council District 11: Help remove procedural obstacles so that the agencies listed above can act promptly on behalf of Westchester residents.

Drive-bys by LAPD and LMU Department of Public Safety, visits by Student Affairs, and incomplete incident documentation that the City Attorney can use have not resolved the problem. Stronger, documented, and coordinated action is needed.

The Neighborhood Council of Westchester/Playa stands ready to convene a meeting of all parties so that the facts are shared, roles are clear, and a workable plan can be put in place. We are chartered to represent this community and will help coordinate a resolution.

We look forward to your support and are prepared to assist immediately.

Respectfully,

Neighborhood Council of Westchester/Playa

Paula Gerez
President
Neighborhood Council of Westchester/Playa

Distribution: