



**PROJECT NUMBER** PRJ2023-002770-(2)  
**HEARING DATE** April 29, 2026

**REQUESTED ENTITLEMENT(S)**  
Plan Amendment No. RPPL2023004093  
Development Agreement No. RPPL2023005669  
Conditional Use Permit No. RPPL2023004092  
Ministerial Site Plan Review No. RPPL2024001835  
Administrative Housing Permit No. RPPL2023004095  
Environmental Plan No. RPPL2023004097

## PROJECT SUMMARY

### OWNER / APPLICANT

COMPTON UNIFIED SCHOOL DIST & LA COUNTY DEVELOPMENT AUTHORITY / CDU/MLK Wellness Collaborative, LLC

### MAP/EXHIBIT DATE

November 5, 2025

### PROJECT OVERVIEW

An expansion of the Charles Drew University campus consisting of offices, athletics/recreation facilities, a parking structure, university housing including three student housing buildings (250 units), one faculty/staff housing building (55 units), and off-campus, non-university affordable housing in four apartment buildings (up to 200 units) and one affordable senior housing building (up to 54 units).

### LOCATION

1667 E 118th Street Willowbrook, CA 90059

### ACCESS

Compton Ave., E. 117<sup>th</sup> St., E. 118<sup>th</sup> St.

### ASSESSORS PARCEL NUMBER(S)

6149-014-900, 6149-012-902, 6149-014-903, 6149-014-904, and 6149-014-906

### SITE AREA

12.83 Acres

### GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan, Metro Area Plan, Willowbrook Transit Oriented District (TOD) Specific Plan

### ZONED DISTRICT

Willowbrook - Enterprise

### PLANNING AREA

Metro

### LAND USE DESIGNATION

MU (Mixed Use)

### ZONE

SP (Specific Plan), MU-2 (Mixed-Use 2) per the Specific Plan

### PROPOSED UNITS

254 traditional dwelling units

### MAX DENSITY/UNITS

195

### APPLICABLE STANDARDS DISTRICT(S)

Willowbrook TOD Specific Plan

305 student, staff, and faculty on-campus dwelling units

### ENVIRONMENTAL DETERMINATION (CEQA)

An Addendum to the certified Environmental Impact Report (EIR) for the Willowbrook TOD Specific Plan was prepared in compliance with the California Environmental Quality Act (CEQA) and the County Environmental Guidelines to account for the proposed project. The Addendum concluded that the project as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR and therefore concluded that supplemental environmental analysis was not required.

### KEY ISSUES

- Consistency with the Los Angeles County General Plan
  - Consistency with the Willowbrook TOD Specific Plan
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Chapter 22.112 (Parking)
    - Chapter 22.126 (Tree Planting Requirements)
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**CASE PLANNER:**

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