

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

**REQUESTED ENTITLEMENT(S)**

Specific Plan Amendment No. RPPL2023004093  
 Development Agreement No. RPPL2023005669  
 Conditional Use Permit No. RPPL2023004092  
 Administrative Housing Permit No. RPPL2023004095  
 Environmental Plan No. RPPL2023004097

## PROJECT SUMMARY

**OWNER / APPLICANT**

Compton Unified School District & 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. 117<sup>th</sup> Pl., 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 (249 affordable)

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

**MAX DENSITY/UNITS**

486

**APPLICABLE STANDARDS DISTRICT(S)**

Willowbrook TOD Specific Plan

**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.

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**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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