

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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June 30, 2026

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. PRJ2023-002770-(2)
SPECIFIC PLAN AMENDMENT NO. RPPL2023004093
DEVELOPMENT AGREEMENT NO. RPPL2023005669
CONDITIONAL USE PERMIT NO. RPPL2023004092
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2023004095
ENVIRONMENTAL PLAN NO. RPPL2023004097
APPLICANT: CDU/MLK WELLNESS COLLABORATIVE, LLC.
PROJECT LOCATION: 1667 E. 118TH STREET, WILLOWBROOK, CA 90058
METRO PLANNING AREA
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This item is a de novo public hearing for an expansion of the Charles Drew University campus consisting of offices, athletics/recreation facilities, a parking structure, university housing including three student housing buildings and one faculty/staff housing building, and off-campus, non-university affordable housing in four apartment buildings and one affordable senior housing building (Project).

The applicant, CDU/MLK Wellness Collaborative, LLC, (applicant), requests a Specific Plan Amendment (PA) to update the Principal Use Regulations and Development Standards of the Willowbrook Transit-Oriented District Specific Plan (Specific Plan) Mixed Use 1 and Mixed Use 2 (MU-2) Zones; Development Agreement (DA) to provide certainty to the permittee for developing the various components of the Project over a set time period in exchange for community benefits; a Conditional Use Permit (CUP) to authorize university uses in the Specific Plan MU-2 Zone; and an Administrative Housing Permit (HP) to authorize and track the affordable housing uses and incentives (collectively "Project Permits"). An Addendum to the

previously certified Final Environmental Impact Report (FEIR) for the Specific Plan has been prepared pursuant to the California Environmental Quality Act (CEQA) reporting requirements.

An associated Ministerial Site Plan Review will be approved by the Director of Regional Planning following approval of the PA, DA, CUP, and HP by the Board of Supervisors (Board).

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Find that an Addendum (Environmental Plan No. RPPL2023004097) to the certified FEIR for the Willowbrook Specific Plan for the Project has been completed in compliance with CEQA and reflects the independent judgment and analysis of the County; find that the Board has reviewed and considered the information contained in the Addendum prior to approving the Project; determine that the Project will not have a significant impact on the environment with the implementation of the proposed mitigation measures; and approve the Addendum (Environmental Plan No. RPPL2023004097) to the certified FEIR for the Willowbrook Specific Plan and the related Mitigation Monitoring and Reporting Program (MMRP) for the Project and adopt the MMRP finding that is adequately designed to ensure compliance with the mitigation measures during Project implementation;
2. Indicate its intent to adopt PA No. RPPL2023004093 and DA No. RPPL2023005669 and approve CUP RPPL2023004092 and HP No. RPPL2023004095; and
3. Instruct County Counsel to prepare the necessary resolution, ordinance, and findings to approve Project No. PRJ2023-002770-(2), consisting of PA No. RPPL2023004093, DA No. RPPL2023005669, CUP RPPL2023004092, and HP No. RPPL2023004095

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The applicant is requesting a PA, DA, CUP, and HP to authorize an expansion of the Charles Drew University campus consisting of approximately 121,000 square feet of offices (including 5,000- square feet of community serving space, an approximately 43,000-square foot athletics/recreation building (including a swimming pool, basketball court, exercise rooms, a running/walking path, and support facilities), a 60 yard by 100 yard athletics field, a 637-space parking structure, university housing including three student housing buildings (250 units), one faculty/staff housing building (55 units), the vacation of approximately 700 linear feet of 188th Street to create a central campus promenade, 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).

The Project is located on a vacant 12.83-acre site at 1667 E. 118th Street, Willowbrook, CA 90059, which consists of Assessor Parcel Numbers (APNs) 6149-014-900, 6149-012-902, 6149-014-903, 6149-014-904, and 6149-014-906 (Project Site). The Project Site is zoned

MU-2 zone in the Willowbrook Specific Plan and is designated Mixed Use in the General Plan with a maximum density of 486 units. Areas to the north and south are designated for public facilities and areas to the west are designated residential. The neighborhood surrounding the Project Site consists of commercial and residential uses to the north, university and residential uses to the east, university and residential uses to the south, and residential uses to the west.

Project Permits

The PA is necessary to amend development standards and regulations within the Specific Plan to allow the Project to be developed as proposed. Regional Planning Staff (Staff) is also proposing to include additional amendments to align the Specific Plan with Countywide policies. The applicant requested amendments and Staff requested amendments will be made to both the 2018 Specific Plan that is applicable to the Project and the subsequent 2023 Specific Plan update to harmonize the two moving forward. The changes are as follows:

Applicant Requested Amendments:

1. Adding senior citizen housing as an allowed land use.
2. Adding student and staff housing as an allowed land use.
3. Increasing the building height maximum in the MU-2 Zone from 50 feet to 73 feet and allowing 110 feet for parking structures.
4. Allowing increased common open space to replace the private open space requirement for student housing.
5. Allowing off-site parking for student/staff housing without a parking permit.

Staff Requested Amendments:

1. Removing the building stories limits.
2. Removing dwelling unit floor area minimums.
3. Updating the Wireless Telecommunications Facilities land use reference to reflect current policy.

The DA is necessary to provide certainty to the applicant in exchange for community benefits. The DA establishes a 30-year term to facilitate the development of the Project. The community benefits include, but are not limited to, public access to on-campus open space and walking paths during daylight hours; public access to athletics field and facilities during evening hours and weekends; access to meeting spaces for local groups within university buildings, for local community organizations and stakeholders, during business hours; and local worker hiring programs.

The CUP is necessary to authorize university uses in the MU-2 Zone, ensuring that the university uses do not have an adverse impact on the community. The CUP will run for the 30-year term of the DA, after that it will run indefinitely unless the university shuts down or the Project Site is redeveloped.

The HP is necessary to authorize the affordable housing uses and requested incentives under State Density Bonus Law. The Project includes a minimum of 220 and up to 249 affordable units set aside as Lower Income, or 80 percent of the local Area Median Income (AMI). To facilitate the provision of affordable senior housing, the applicant requests two incentives including removing a required 10 ft. stepback at the fourth floor from Compton Ave. and reducing the required 15-foot setback from Compton Ave. to nine feet.

The neighborhood surrounding the proposed Project Site consists of: Interstate 105, single-family, and multi-family residences to the north; university, commercial, single-family, and multi-family residences to the east; university, educational (including Charles Drew University and King Drew Magnet High School), multi-family, and medical (Martin Luther King Jr. Hospital) uses to the south; and single-family and multi-family residences to the west.

The proposed Project includes university uses and affordable multi-family housing on vacant land. As the proposed uses are an expansion of an existing university and the addition of new multi-family residences into a community already containing both, the proposed Project is compatible with existing surrounding uses. Furthermore, the proposed Project includes multi-family residences that are anticipated to operate similarly to other existing residences in the vicinity. As it pertains to the layout of the proposed buildings, the proposed Project locates the largest structure, the parking garage, on the northern edge of the Project Site adjacent to Interstate 105 and away from most of the existing residences. As such, most vehicle trips and vehicular activity to the Project Site will be isolated from the existing residential neighborhoods. Furthermore, the proposed university uses will be located in the center of the Project Site adjacent to existing university buildings to allow for seamless integration with the existing campus. Lastly, the proposed affordable multi-family housing is located on the westernmost portion of the Project Site along Compton Ave. and adjacent to and situated in the middle of an existing pattern of multi-family residences. Therefore, the proposed Project is compatible with the existing land uses in the surrounding community.

Implementation of Strategic Plan Goals

The Project promotes the County's vision for improving the overall value and quality of life in unincorporated areas. The Project will result in a university and residential development that would be compatible with the surrounding area. The Project supports the implementation of the following Goal and Strategy of the 2024-2030 County Strategic Plan:

North Star Priority 1 - Make Investments That Transform Lives, Focus C – Housing and Homelessness, Strategy 1 – Affordable Housing.

The Project includes the redevelopment of approximately 13 acres of underutilized land into a university expansion with university student, staff, and faculty housing and non-university affordable housing. The student, staff, and faculty housing would be located on campus providing a convenient, university-managed housing option for persons affiliated with the

University such that they do not need to compete in the broader housing market. The affordable housing includes a minimum of 220 and up to 249 dwelling units set aside at rents for families making at or below 80% AMI (Lower Income). The addition of hundreds of units of affordable housing will contribute to the County's efforts to alleviate its critical affordable housing shortage.

FISCAL IMPACT/FINANCING

The construction and operating costs of the development are to be borne by the applicant. The Project will connect to existing public sewer, water, and electrical infrastructure; if any additional infrastructure is required the costs are to be borne by the applicant. The applicant is also required to fully cover the costs associated with physical improvements, including traffic, and inspections required by County Departments.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed public hearing was conducted for the Project in-person and via video conferencing on April 29, 2026. During the April 29th hearing, Regional Planning Commission (Commission) heard a presentation from Staff. The applicant then presented testimony about the Project. No members of the public provided comment. The Commission had general questions about the Project, pertaining to project design, public art, and community outreach. After discussion, the Commission closed the public hearing, adopted the Addendum and MMRP and adopted the resolution recommending that the Board approve PA No. RPPL2023004093 and DA No. RPPL2023005669 and approve CUP RPPL2023004092 and HP No. RPPL2023004095.

The Project is not subject to the Inclusionary Housing Ordinance (IHO) as it was submitted prior to IHO adoption. Additionally, the Project would not be subject to IHO as it is a rental Project in the Gateway Submarket Area.

The State's Housing Accountability Act (HAA) limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. It should be noted that HAA does not apply to this Project because it requires a PA.

Due to the severe lack of housing of both affordable and market-rate units. Governor Gavin Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limiting the total number of public meetings to five. The law took effect on January 1, 2020, and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. Since the Project includes a PA, which are legislative amendments, the limit on the number of public hearings does not apply to the Project.

ENVIRONMENTAL DOCUMENTATION

An Addendum to the certified Environmental Impact Report for the Specific Plan was prepared in compliance with CEQA and the County environmental guidelines to account for the 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 supplement environmental analysis was not required.

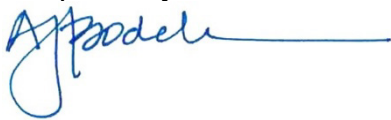
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project entitlements is not anticipated to have negative impacts on current projects and the Project as proposed would not result in any increased or additional impacts to services beyond those which were analyzed in the EIR.

The Executive Office of the Board of Supervisors is requested to execute and record the Development Agreement and return a copy to Regional Planning.

For further information, please contact Bryan S. Moller of the Operations & Major Projects Section at (213) 974-7411 or bmoller@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director of Regional Planning

AJB:DD:KAF:BSM:lm

Attachments:

1. Commission Approval Letter
2. Commission Hearing Package with Addendum Appendices and FEIR
3. Commission Supplemental Report

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works