

**DEPARTMENT OF REGIONAL PLANNING
DEPARTMENT STATEMENT**

BOARD OF SUPERVISORS MEETING: June 30, 2026

This agenda item is a request by CDU/MLK Wellness Collaborative, LLC, to authorize an expansion of the Charles Drew University campus at 1667 E. 118th Street, Willowbrook, in the Metro Planning Area.

The item is a de novo public hearing on Project No. PRJ2023-002770-(2), Specific Plan Amendment (PA) No. RPPL2023004093, Development Agreement (DA) No. RPPL2023005669, Conditional Use Permit Number (CUP) No. RPPL2023004092, Administrative Housing Permit (HP) No. RPPL2023004095, and an Addendum to the Willowbrook Transit-Oriented District Specific Plan (Specific Plan) Certified Final Environmental Impact Report (EIR) associated with Environmental Assessment No. RPPL2023004097 pursuant to the California Environmental Quality Act (CEQA) (collectively referred to as the Proposed Project.)

The Project is located on a vacant 12.83-acre site at 1667 E. 118th Street, 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 includes 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), an 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). An associated Site Plan Review will be approved by the Director of the Los Angeles County Department of Regional Planning (Director) after the PA, DA, CUP, and HP are approved by the Board of Supervisors (Board) and in effect. The PA, DA, CUP, and HP are necessary to authorize the Project.

The 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 Project is compatible with existing surrounding uses. Furthermore, the 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 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. The proposed university uses will be 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.

An Addendum to the certified Final EIR 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 supplemental environmental analysis was not required.

The Regional Planning Commission (Commission) reviewed and recommended approval of the Project on April 29, 2026.

Respectfully Submitted,



AMY J. BODEK, AICP
Director of Regional Planning

AJB:DD:KAF:BSM