

REGENT PROPERTIES

MAIA
A REGENT COMPANY

12755 BURBANK BLVD

19AC LAND SITE PRIMED FOR HOUSING

CONFIDENTIAL

AGENDA

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Project Summary

PROJECT OVERVIEW

The intended site plan provides a desirable range of new product offerings as an extension of the existing community.

The current plan envisions **307 for-sale homes** across 19 acres inclusive of:

- Single-family homes, duplexes and townhomes (mix of two and three stories)
- 1–7 bedrooms, almost all with a 2-car+ garage and private yard
- 5% of the base density reserved for affordable housing (very-low-income buyers)
- ~½ acre of publicly accessible open space (TBD programming)
- 741 parking spaces, ~160 beyond code requirement, enough for residents and visitors

As currently designed, the neighborhood would benefit from:

- New streetscape and landscaping along Burbank Blvd, Bellaire Ave and Hatteras St
- Open space programming shaped with community input
- Close to LA Valley College and the Metro G Line
- New homeownership opportunities in a variety of configurations and sizes at different price points



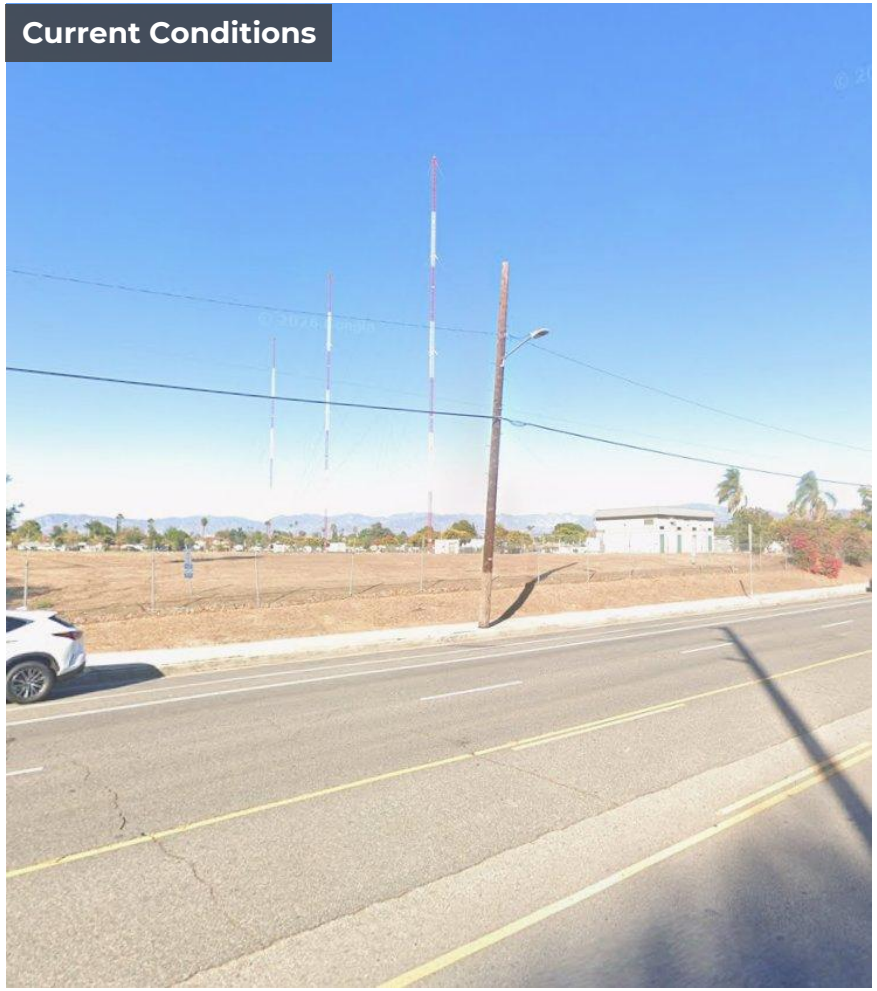
EXISTING AERIAL VIEW



PROJECT RENDERINGS

Burbank Blvd today and as proposed: the vacant frontage becomes homes, landscaping and improved streetscape.

Current Conditions



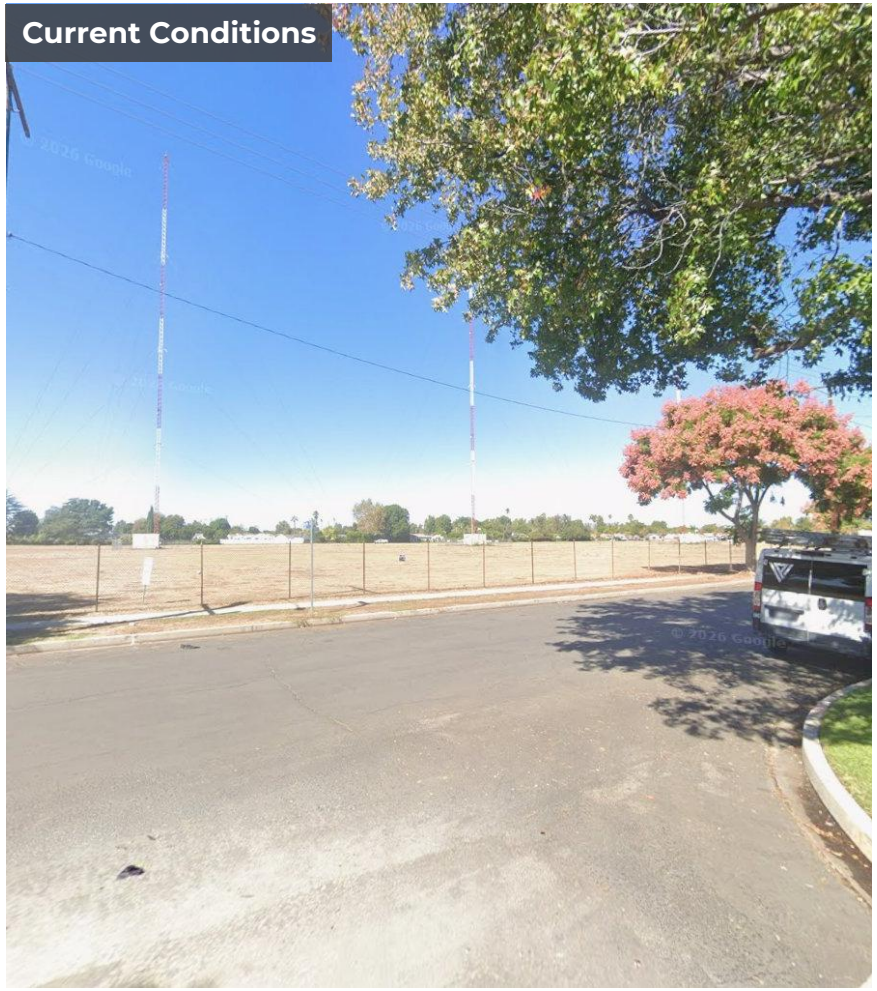
Future Conditions



PROJECT RENDERINGS

Bellaire Ave at Martha St today and as proposed: the fenced lot becomes a public green space open to the larger community.

Current Conditions

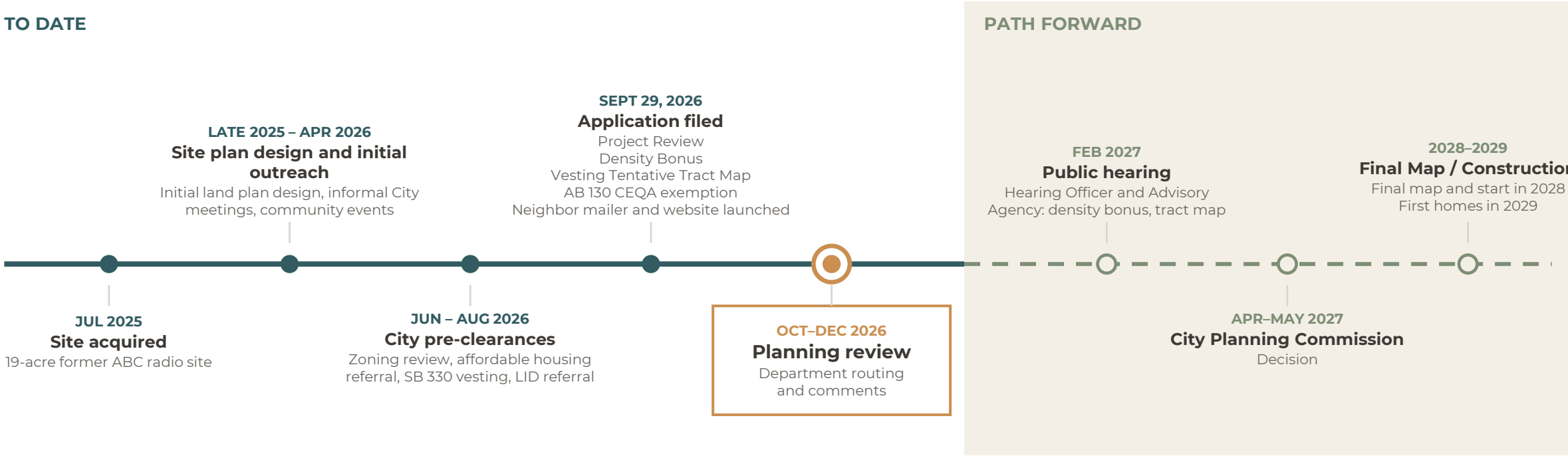


Future Conditions



Project Timeline

Entitlement application filed with City Planning on September 29, 2026. The project is now in formal City review.



ENTITLEMENT FRAMEWORK

AB 2334	RD3 density across the full site, despite split R1 / RD3 zoning
State Density Bonus Law	Added density, one incentive and waivers for 5% very-low-income homes
AB 130	Full CEQA exemption for qualifying infill housing

FILED CASE NUMBERS

Project Review + Density Bonus	CPC-2026-5045-DB-PR-VHCA
Vesting Tentative Tract Map	VTT-85063-CN
CEQA – AB 130 exemption	ENV-2026-5046-EAF

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Land Plan & Renderings

LAND PLAN

The intended site plan provides a desirable range of new product offerings as an extension of the existing community.

Plan	Unit Count	SF	BD	BA	Garage
1) Three-story Back-to-Back Townhomes					**72 homes**
a)	36	895	1	1.5	1-car
b)	12	1,423	2	2.0	2-car
c)	12	1,649	3	3.0	2-car
d)	12	1,762	3	3.0	2-car
2) Three-story Row Townhomes					**108 homes**
a)	35	1,825	3	3.5	2-car
b)	37	1,872	4	3.5	2-car
c)	36	2,069	4	3.5	2-car
3) Three-story Duplex & Stand-Alone SFD					**81 homes**
a)	34	1,892	3	3.5	2-car
b)	34	2,057	4	3.5	2-car
c)	6	1,892	3	3.5	2-car
d)		2,057	4	3.4	2-car
4) Two-story SFD · 40' × 85' (3,400 SF min. lots)					**24 homes**
a)	8	2,126	3	3.5	2-car
b)	8	2,340	4	2.5	2-car
c)	8	2,852	5	3.0	2-car
5) Two-story SFD · 50' × 100' min. (5,000 SF min. lots)					**22 homes**
a)	8	4,086	6	5.0	2-car
b)	9	4,145	7	6.0	2-car
c)	2	6,000	7	6.0	2-car
d)	3	7,747	7	5.0	2-car
Total					**307 homes**

Parking

741
Total spaces
2.27 per home

578
Garage

96
Driveway

59
On-street (internal to project)

8
Head-in



RESIDENTIAL HOUSING TYPOLOGIES

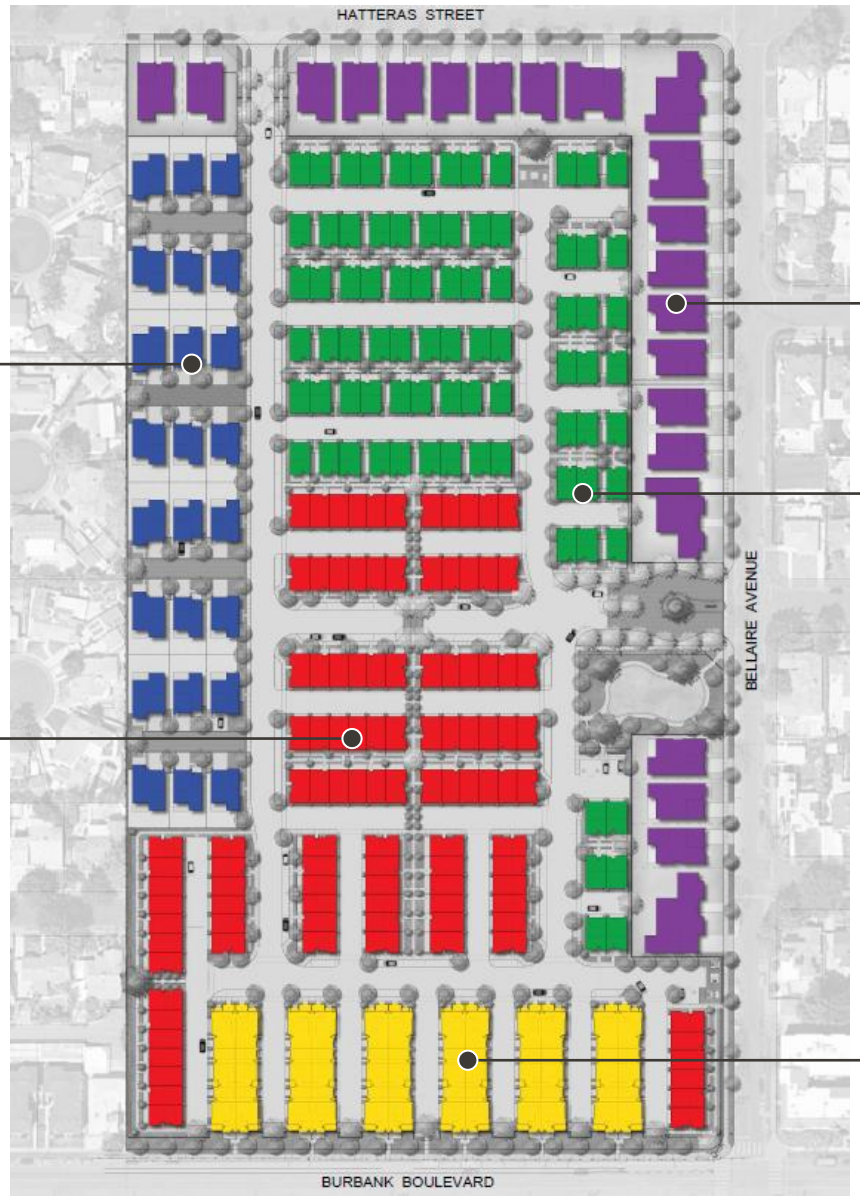
Key site plan with renderings

2-STORY SMALL LOT SINGLE-FAMILY HOMES



3-STORY ROW TOWNHOMES





2-STORY SINGLE-FAMILY HOMES



3-STORY DUPLEX HOMES



3-STORY BACK-TO-BACK TOWNHOMES



RESIDENTIAL HOUSING TYPOLOGIES

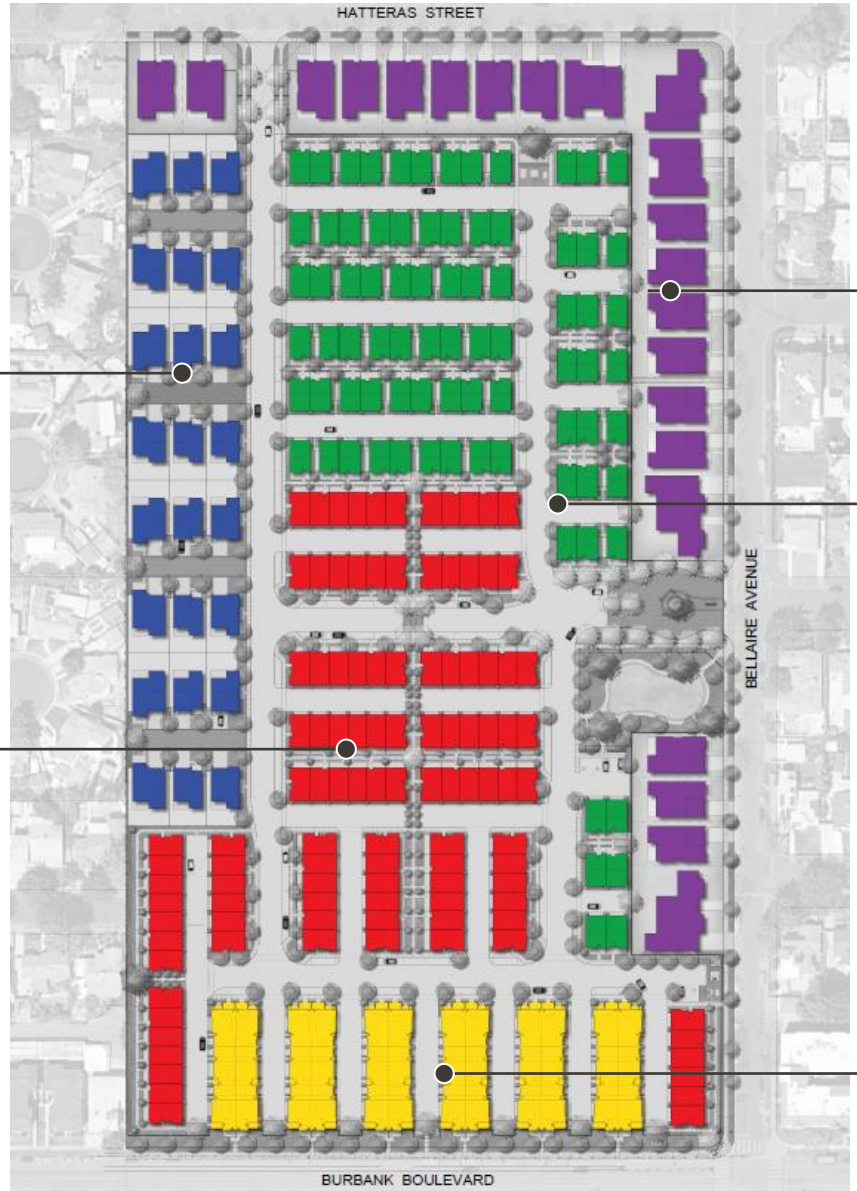
Key site plan with elevations

2-STORY SMALL LOT SINGLE-FAMILY HOMES



3-STORY ROW TOWNHOMES





2-STORY SINGLE-FAMILY HOMES



3-STORY DUPLEX HOMES



3-STORY BACK-TO-BACK TOWNHOMES



SAMPLE PROJECT RENDERINGS









SAMPLE PROJECT RENDERINGS









SAMPLE PROJECT ELEVATIONS

Three-story back-to-back townhomes, contemporary style



SAMPLE PROJECT ELEVATIONS

Three-story row townhomes, contemporary style



SAMPLE PROJECT ELEVATIONS

Three-story duplexes, modern style





SAMPLE PROJECT ELEVATIONS

Two-story small lot single-family home, transitional style



SAMPLE PROJECT ELEVATIONS

Two-story large lot single-family home, transitional style



LEFT SIDE



FRONT



RIGHT SIDE



REAR

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Neighborhood Outreach

Neighborhood Outreach

We have and plan to continue engaging the community as the project moves through approval.

Outreach Completed with Filing

Channel	Date	Detail
Courtesy mailer	9/29/26	Owners and occupants within 1,000 ft (~1,300 homes)
Project website	9/29/26	12755burbankblvd.com
Hotline / email	9/29/26	(818) 928-0827 | info@12755burbankblvd.com
Press release	9/29/26	LA Business Journal, Urbanize LA, The Real Deal

FEEDBACK TO DATE – 75 unique inquiries[1]

48%
36 inquiries
Expressed support

36%
27 inquiries
Requested project updates

11%
8 inquiries
Asked specific questions

5%
4 inquiries
Expressed concern

IN THE COMMUNITY

- **Nov 2025** — YMCA Turkey Giveaway with CD2
- **Dec 2025** — CD2 Let It Snow
- **2026** — Joined VICA and GSFV Chamber of Commerce
- **Oct 2026** — Business canvass around the site

TODAY

- **Nov 2026** — Valley Glen NC: PLUM Committee and Board
- **Fall 2026** — LA Valley College, Grant HS, VICA and Chamber land use committees
- **Winter 2026** — Turkey Giveaway, Let It Snow, VICA Annual Meeting
- **TBD** — Open space design workshop

1. 83 total inquiries received. Six people reached out more than once and one vendor solicitation is excluded, for 75 unique contacts.

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Corporate HQ
14245 Ventura Blvd
Sherman Oaks, CA 91423
310.806.9800

Dallas Corporate
2001 Ross Avenue, Ste 4601
Dallas, TX 75201
469.897.4600

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