



# City of Los Angeles Department of City Planning

## 5/4/2026 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

8540 N KESTER AVE  
8542 N KESTER AVE

### ZIP CODES

91402

### RECENT ACTIVITY

None

### CASE NUMBERS

CPC-2010-589-CRA  
CPC-19XX-23803  
ORD-145195  
AFF-12891

### Address/Legal Information

PIN Number	192B149 93
Lot/Parcel Area (Calculated)	32,998.0 (sq ft)
Thomas Brothers Grid	PAGE 531 - GRID J1
Assessor Parcel No. (APN)	2653015034
Tract	TR 3018
Map Reference	M B 31-45/46
Block	None
Lot	218
Arb (Lot Cut Reference)	None
Map Sheet	192B149

### Jurisdictional Information

Community Plan Area	Mission Hills - Panorama City - North Hills
Area Planning Commission	North Valley APC
Neighborhood Council	PANORAMA CITY NC
Council District	CD 6 - Imelda Padilla
Census Tract #	1201.07000000
LADBS District Office	Van Nuys

### Permitting and Zoning Compliance Information

Administrative Review	None
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### Planning and Zoning Information

Special Notes	None
Zoning	(T)RS-1
Zoning Information (ZI)	ZI-2374 State Enterprise Zone: Los Angeles ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Low
Commercial Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Panorama City Cal State Preschool Program Active: Panorama City Elementary
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

#### Assessor Information

Assessor Parcel No. (APN)	2653015034
APN Area (Co. Public Works)*	0.758 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$54,450
Assessed Improvement Val.	\$366,942
Last Owner Change	05/31/2022
Last Sale Amount	\$1,130,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	1273640
Building 1	
Year Built	1948
Building Class	D55B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	1,029.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2653015034]

#### Additional Information

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Airport Hazard	Horizontal Surface Area
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review

#### **Environmental**

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

#### **Seismic Hazards**

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.5046392
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### **Economic Development Areas**

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None

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**Housing**

Rent Stabilization Ordinance (RSO)	No [APN: 2653015034]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2653015034
Address	8540 KESTER AVE
Year Built	1948
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes

**Public Safety**

## Police Information

Bureau	Valley
Division / Station	Mission
Reporting District	1984

## Fire Information

Bureau	Valley
Battalion	10
District / Fire Station	81
Red Flag Restricted Parking	No

## CASE SUMMARIES

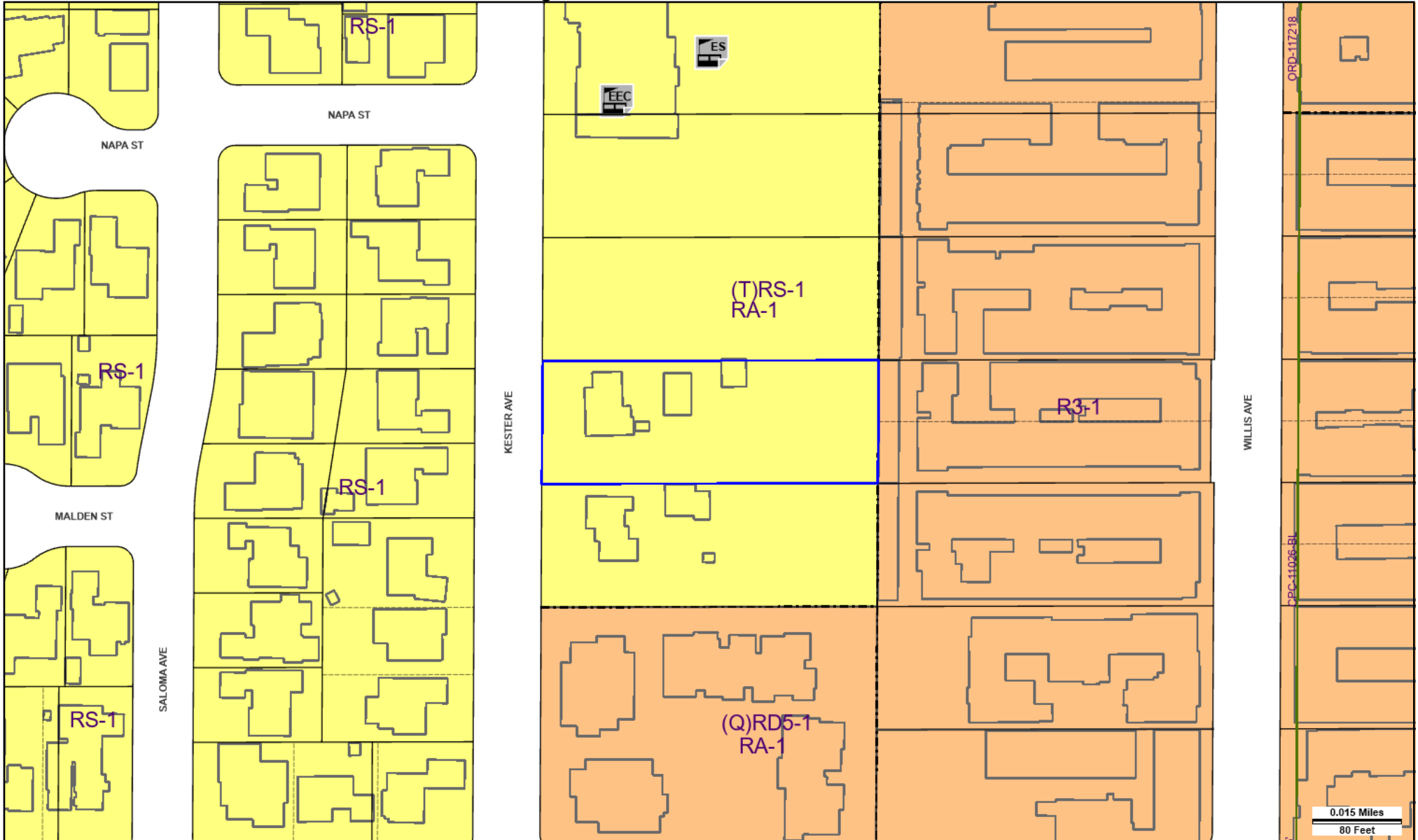
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-589-CRA
Required Action(s):	CRA-COMMUNITY REDEVELOPMENT AGENCY
Project Description(s):	PROPOSED AMENDMENT AND EXPANSION OF THE REDEVELOPMENT PLAN WITHIN ARLETA-PACOIMA, MISSION HILLS - PANORAMA CITY- NORTH HILLS, NORTH HOLLYWOOD- VALLEY VILLAGE, SUN VALLEY - LA TUNA CANYON, SUNLAND - LAKE VIEW TERRACE - SHADOW HILLS - EAST LA TUNA CANYON, SYLMAR, RESEDA - WEST VAN NUYS
Case Number:	CPC-19XX-23803
Required Action(s):	Data Not Available
Project Description(s):	

## DATA NOT AVAILABLE

ORD-145195

AFF-12891



Address: 8540 N KESTER AVE

APN: 2653015034

PIN #: 192B149 93

Tract: TR 3018

Block: None

Lot: 218

Arb: None









Zoning: (T)RS-1

General Plan: Low Residential










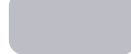


# ZIMAS Legend Zoning

## Original Zoning Code (Chapter 1)

-  Open Space
-  Agriculture
-  Single Family Residential
-  Multiple Family Residential
-  Commercial
-  Manufacturing
-  Parking
-  Public Facilities














## New Zoning Code (Chapter 1A)

-  Open Space
-  Agricultural
-  Residential Multiple Family
-  Residential-Mixed
-  Commercial
-  Commercial-Mixed
-  Industrial
-  Industrial-Mixed
-  Public
-  Freeway





# ZIMAS Legend General Plan Land Use

## General Plan Land Use (Chapter 1)

### Residential

-  Minimum Residential
-  Very Low I Residential; Very Low Residential
-  Very Low II Residential
-  Low I Residential; Low Residential
-  Low II Residential
-  Low III Residential
-  Low Medium Residential
-  Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Density Residential
-  High Medium Residential
-  Very High Medium Residential

### Commercial

-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential

-  Neighborhood Office Commercial
-  Community Commercial; Community Commercial (Framework)
-  Community Commercial - Mixed High Residential
-  General Commercial (Framework)
-  Neighborhood Commercial (Framework)
-  Regional Commercial (Framework); Regional Center Commercial
-  Regional Mixed Commercial (Framework)

### Industrial





-  Light Manufacturing; Light Industrial (Framework)
-  Limited Industrial (Framework); Limited Manufacturing
-  Industrial Commercial
-  Hybrid Industrial
-  Heavy Manufacturing
-  Heavy Industrial (Framework)
-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)

-  Commercial Manufacturing

### Parking

-  Parking Buffer






### Port of Los Angeles

-  General / Bulk Cargo - Hazardous (Industrial / Commercial)
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

### Los Angeles International Airport

-  Airport Airside
-  Airport Landside
-  Airport Landside Support
-  LAX Airport Northside






### Open Space / Public Facilities

-  Open Space
-  Other Public Open Space
-  Public / Quasi-Public Open Space
-  Public Facilities
-  Public I Open Space

## General Plan Land Use (Chapter 1A)



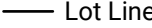

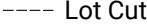
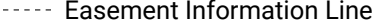

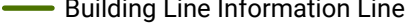
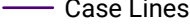


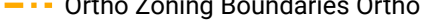
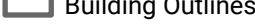
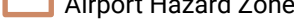
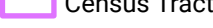
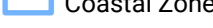
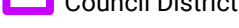

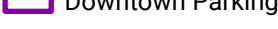
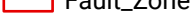
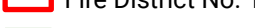
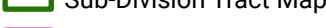
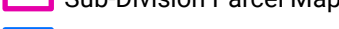
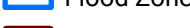
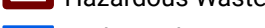
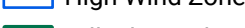
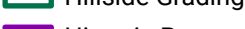
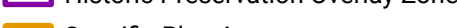
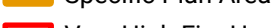

-  Medium Neighborhood Residential
-  Village
-  Community Center
-  Traditional Core
-  Transit Core
-  Hybrid Industrial
-  Markets
-  Production
-  Open Space
-  Public Facilities
-  Public Facilities - Freeways

# ZIMAS Legend Points of Interest



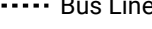
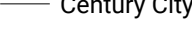
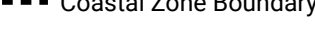
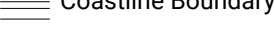
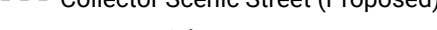
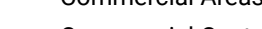
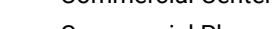

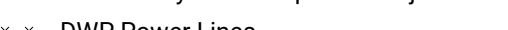









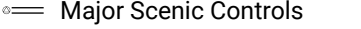


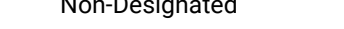


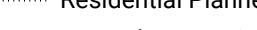
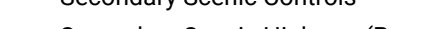
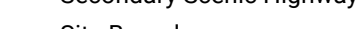
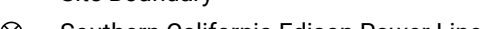

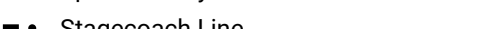



	Animal Shelter		Oil Collection Center		Proposed Power Distribution Station
	Area Library		Parking Enforcement		Proposed Power Receiving Station
	Bridge		Police Headquarters		Proposed Private Golf Course
	Campground		Police Station		Proposed Public Elem School
	Cemetery		Police Training site		Proposed Public Golf Course
<b>HW</b>	Church	<b>PO</b>	Post Office		Proposed Public Junior HS
	City Hall		Power Distribution Station		Proposed Public Senior HS
	Community Center		Power Receiving Station		Proposed Pumping Station
	Community Library	<b>C</b>	Private College		Proposed Regional Library
	Community Park	<b>E</b>	Private Elementary School		Proposed Regional Park
	Community Transit Center		Private Golf Course		Proposed Scenic View Site
	Convalescent Hospital	<b>JH</b>	Private Junior High School		Proposed School Unspecified Loc/Type
	Correctional Facility	<b>PS</b>	Private Pre-School		Proposed Special Sch Facility
	Cultural Art Center		Private Recreation & Cultural Facility		Proposed Trail & Assembly Area
	Cultural Historical Site	<b>SH</b>	Private Senior High School		Public Elementary School
<b>DMV</b>	DMV Office	<b>SF</b>	Private Special School		Public Golf Course
<b>DWP</b>	DWP		Proposed Alternative Youth Hostel		Public Housing
	DWP Pumping Station		Proposed Area Library		Public Junior High School
	Equestrian Center		Proposed Campground		Public Middle School
	Fire Department Headquarters		Proposed Community Library		Public Senior High School
	Fire Station		Proposed Community Park		Pumping Station
	Fire Supply & Maintenance		Proposed Cultural Cultural/Hist Site		RTD Stop
	Fire Training Site		Proposed Expansion Community Library		Refuse Collection Center
	Fireboat Station		Proposed Expansion Community Park		Regional Library
	Gate To Wildlife Preserve		Proposed Expansion Fire Station		Regional Park
	Health Center Medical Facility		Proposed Expansion Neighborhood Park	<b>RPD</b>	Residential Plan Development
	Helistop		Proposed Expansion Police Station		Scenic View Site
	Historic Monument		Proposed Expansion Public Elementary		School District Headquarters
	Historical/Cultural Monument		Proposed Expansion Public Housing		Skill Center
	Horsekeeping Area		Proposed Expansion Public Junior HS	<b>SS</b>	Social Services
	Horticultural Center		Proposed Expansion Public Senior HS		Special Feature
	Hospital		Proposed Expansion Regional Library		Special Recreation (a)
<b>HW</b>	House Of Worship		Proposed Fire Station		Special School Facility
<b>e</b>	Important Ecological Area		Proposed Horsekeeping Area		Steam Plant
<b>JC</b>	Junior College		Proposed Hospital		Surface Mining
	MTA Station		Proposed Important Ecological Area		Trail & Assembly Area
	MTA/Metrolink Station		Proposed Interpretive Center	<b>UTL</b>	Utility Yard
<b>MWD</b>	MWD Headquarters		Proposed Neighborhood Park		Water Tank Reservoir
	Maintenance Yard		Proposed Police Station		Wildlife Migration Corridor
	Municipal Office Building				
	Municipal Parking lot				
	Neighborhood Park				

# ZIMAS Legend Basemap and Lines



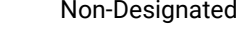



## Basemap Symbols

-  Wells - Active
-  Wells - Not Active
-  Lot Line
-  Tract Line
-  Lot Cut
-  Easement Information Line
-  Zoning Boundaries Line
-  Building Line Information Line
-  Case Lines
-  Arb Circle
-  Ortho Easement Information Line
-  Ortho Zoning Boundaries Ortho
-  Building Outlines
-  Airport Hazard Zone
-  Census Tract
-  Coastal Zone
-  Council District
-  LADBS District Office
-  Downtown Parking
-  Fault\_Zone
-  Fire District No. 1
-  Sub-Division Tract Map
-  Sub-Division Parcel Map
-  Flood Zone
-  Hazardous Waste
-  High Wind Zone
-  Hillside Grading
-  Historic Preservation Overlay Zone
-  Specific Plan Area
-  Very High Fire Hazard Severity Zone

## Miscellaneous Lines


























-  Airport Boundary
-  Alternate Use
-  Bus Line
-  Century City
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Commercial Planned Development
-  Community Redevelopment Project Area
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Non-Designated
-  Park Road
-  Rapid Transit Line
-  Residential Planned Development
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power Line
-  Special Study Area
-  Stagecoach Line
-  Wildlife Corridor

## Freeway Lines





-  Freeway
-  Interchange
-  Non-Designated
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway

# ZIMAS Legend Other Programs



## 500 Ft. School / Park Zone

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Park / Recreation Centers	 Special Education
 Beaches	 Parks	 Charter School
 Child Care Centers	 Performing / Visual Arts Centers	 Early Education Center
 Dog Parks	 Recreation Centers	 Elementary School
 Golf Courses	 Senior Citizen Centers	 Middle School
 Historic Sites	 Skate Parks	 Opportunity School
 Horticulture / Gardens		 Senior High School
 Other Facilities		 Span School

## Coastal Zone

 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

## Waiver of Dedication or Improvement

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

## AB 2097





 Entitlement Eligible
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## Transit Oriented Communities




 Tier 1	 Tier 3
 Tier 2	 Tier 4

## Mixed Income Incentive Program


### Transit Oriented Incentive Areas (TOIA)

 T-1
 T-2
 T-3
 Outside of TOIA

### Opportunity Corridors (OC)

 OC-1
 OC-2
 OC-3

### Corridor Transitions (CT)

 CT-1
 CT-2
 CT-3