

Tutorial for finding the Zoning / Land Use Policy for your parcel

The following tutorial is a supplement to the recent mailing you may have received from the Department of Regional Planning if you own property that is affected by the Antelope Valley Area Plan Update (“Town and Country”). It is possible that your property may be affected by a change in Zoning or Land Use Policy. The sections below tell you the following:

A – How to determine your Assessor Parcel Number (APN)

B – How to use the Department of Regional Planning’s online web mapping application known as GIS-NET3 to find your property

C – Using GIS-NET3 to determine your Zoning and Land Use Policy along with additional features and resources in GIS-NET3 that may be valuable to you.

A – Determining your Assessor Parcel Number (APN)

The following was taken directly from the Assessor’s Frequently Asked Questions [page](#) on their website:

Assessment

➔ How do I locate my Assessor’s Identification Number?

For property tax purposes you will need to know and use your AIN. The Assessor's Identification Number or AIN is the main indexing system used for property tax purposes. The AIN is a ten-digit number assigned to each piece of real property and is used on tax bills and correspondence to identify real property. The ten-digit AIN (1234-056-789) is made up of a four-digit Mapbook Number, a three-digit Page Number and a three-digit Parcel Number. You can locate your AIN various ways:

The AIN can be found on your deed.
The AIN can be found on your "Annual Property Tax Bill" or "Supplemental Property Tax Bill".
The AIN can be found by entering your property address on the "Property Maps and Data" link or the "Property Sales and Maps" quick link from our internet homepage.
The AIN can be found on your title report (which you received when you acquired title insurance).
The AIN can be found by contacting us at (213)974-2111, or toll free at (888)807-2111, option 6, or any of the Assessor’s [Office Locations](#). You can also email us at helpdesk@assessor.lacounty.gov for assistance.

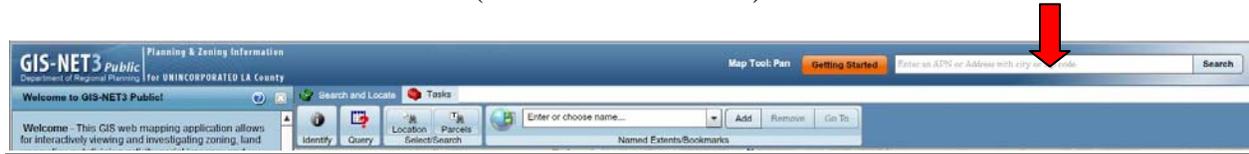
Please note that the Assessor’s Identification Number (AIN) is the same as the APN.

B – Search Parcels by APN or Address using GIS-NET3

You can access GIS-NET3 by clicking on the following link:

http://gis.planning.lacounty.gov/GIS-NET3_Public/Viewer.html

PARCELS SEARCH: In the right half of the GIS-NET3 banner, use the **Search** box to enter an APN or Address to execute a search (see screenshot below).



APN Searches: APNs must be entered with no more or less than 10 numeric digits:

Examples: 3102017901 or 3102-017-901 **Note:** For the most part, it does not matter if the dashes are incorrectly placed, or if one or more extra dashes are entered, so long as the APN entry contains 10 numeric digits.

Important considerations:

- Do not enter two or more dashes consecutively (e.g., 3102--017-901)
- Do not begin the APN entry with a dash (e.g., -3102-017-901)
- Any APN entry with less than 10 numeric digits will result in an error message display
- Partial APNs with a "wildcard" character inserted will also result in an error (e.g., 3102017%)

Address Searches: Enter the site address as a number and street name, followed by the city name and/or ZIP Code, and click the **Search** button. Be as complete and accurate as possible.

- 320 W Temple St Los Angeles CA 90012
- 320 W Temple St Los Angeles CA
- 320 W Temple St Los Angeles
- *320 W Temple St* (may result in a location other than intended; i.e., a different city)

Important considerations:

- No comma separators are necessary and address entries are not case sensitive
- Including directional characters (n, s, e, and w) is highly recommended (e.g., 320 w temple st)
- Including correct street suffixes is also highly recommended. For example, in unincorporated Florence-Firestone, there are streets such as "82nd St " and "82nd Pl ". Likewise, the numbered streets in Antelope Valley typically have suffixes of either E or W; similar addressing schemes exist elsewhere throughout the County. A missing or incorrect street suffix can result in an erroneous result - either a wrong location or an error message.

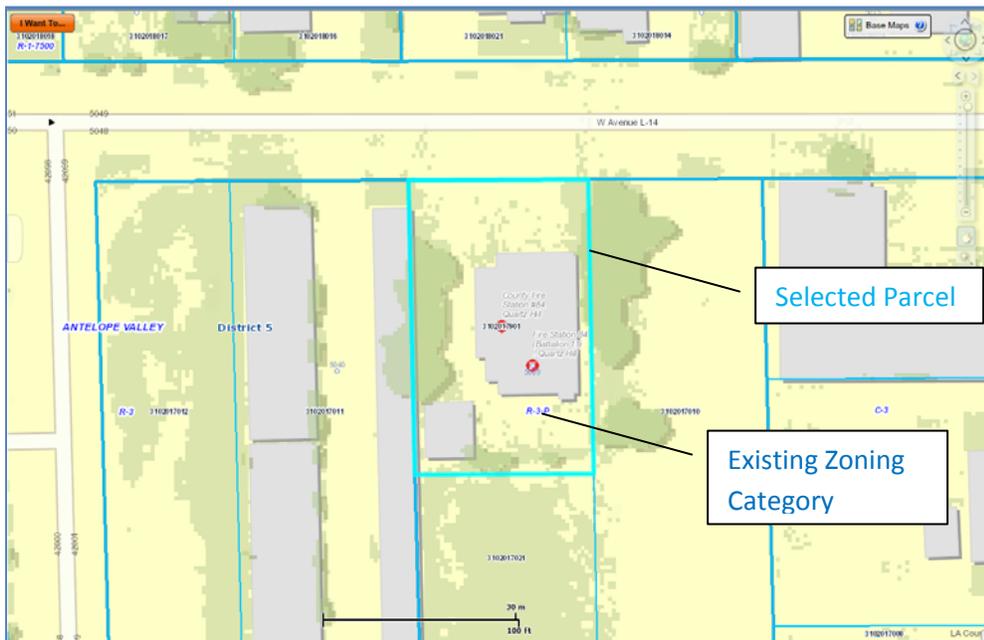
- A successful address search result will also list the APN for the location

Note: For Antelope Valley addresses, the same formats generally apply, but there are some additional considerations:

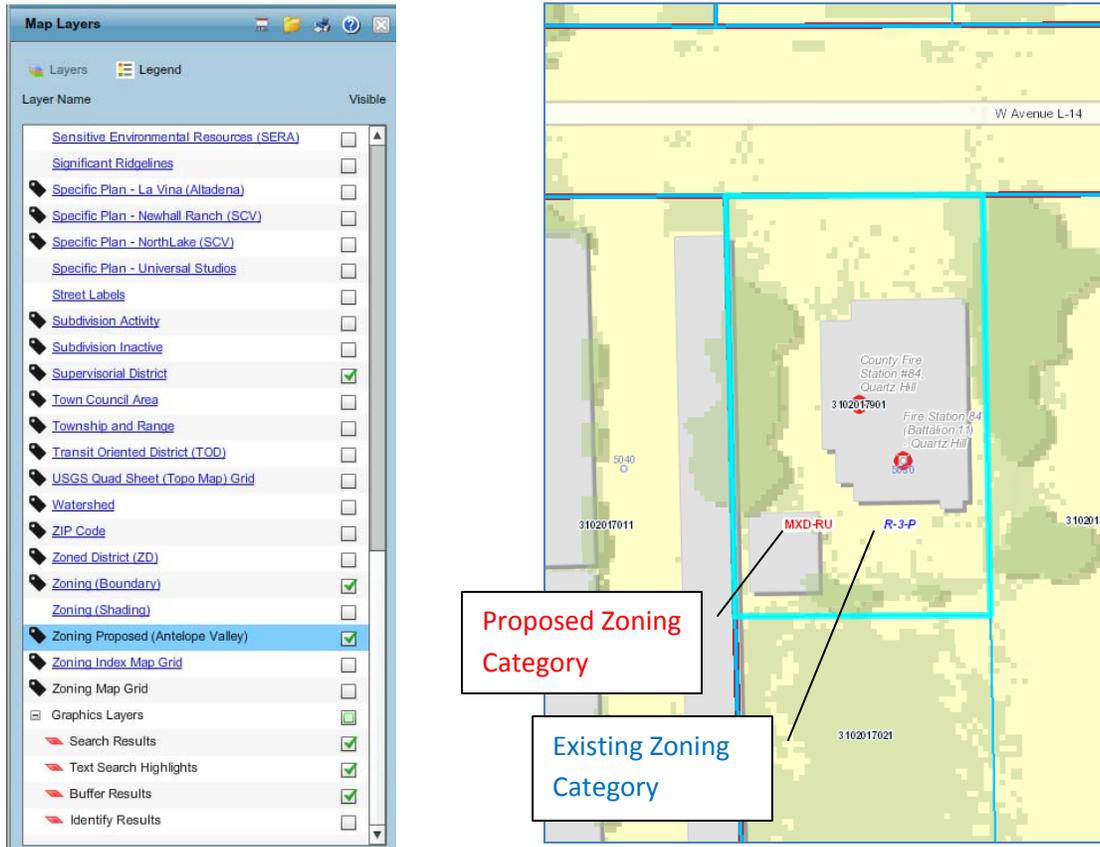
- “Avenue” can be shortened to “Ave” in such addresses as *16921 East Avenue O, Lancaster CA 93561*
- “Street” can be shortened to “St” in such addresses as *35433 85th Street East, Littlerock CA 93543*
- Numbered streets with a dash (-) can be entered with or without the dash; example “*W Ave N-12*” or “*W Ave N12*”
- Make sure to include the east and west street designations (e.g., *East Avenue O, West Avenue K, 21st Street East, 87th Street West*); these designations can also be abbreviated to *E* and *W*.

C – Using GIS-NET3 to determine Zoning / Land Use – and other useful tools

After entering in an APN or Address into the Search Box as shown above, if you hit ‘Enter’ or the “Search” button, the map will automatically zoom to the selected parcel. By default, the parcel lines and existing zoning are turned on, as seen in the screenshot below:

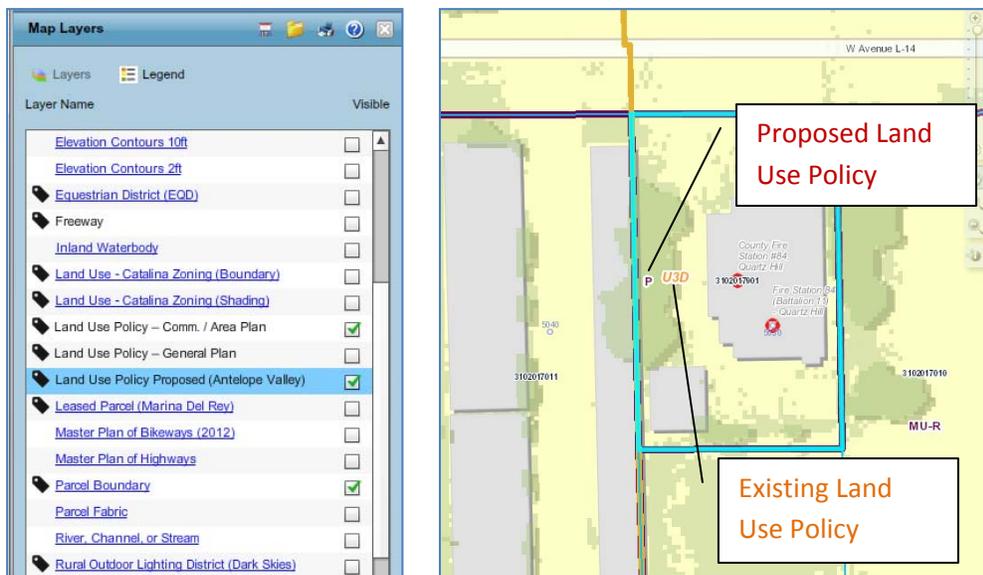


If you want to see the Proposed Zoning for your parcel, simply turn on the “Zoning Proposed (Antelope Valley)” layer from the ‘Map Layers’ list:



The ‘Map Layers’ list can be accessed by clicking on the ‘Tasks’ header and then ‘Map Layers’.

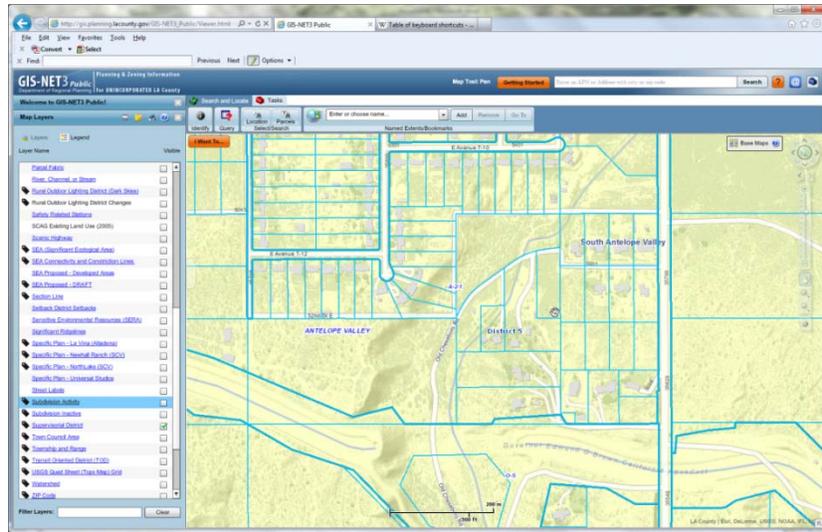
Likewise, if you want to see the Land Use Policy that is being updated by this plan, you can turn on the Existing Land Use Policy and Proposed Land Use Policy layers (you may want to turn off the zoning layers when you do this so that there are not too many overlapping lines):



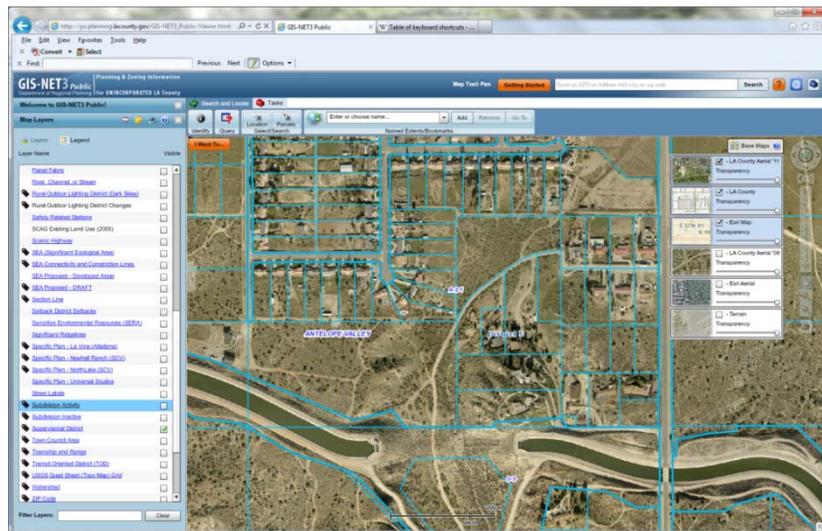
Other helpful GIS-NET3 resources:

Very detailed Aerial imagery is available for the whole county. If you wanted to see the aerial imagery for your property or neighborhood, you can hover your cursor over the 'Base Maps' button in the upper right-hand corner and you'll see a variety of different Base Maps that are available.

Below is the default Base map:



Base Map of 2011 Aerial Imagery:



For more tutorials and help with GIS-NET3, this is a direct link:

<http://planning.lacounty.gov/gisnet3/help>.

Help can also be accessed on the Welcome Page along with contact information to the GIS Section for any technical questions about the site or the layers.