

Former Auto Auction Site (8001 Garvey Ave.)

- 5287-036-006 - 13.45-ac (585,882 SF)
- 5287-036-004 - 0.21-ac (9,255 SF)
- 5287-037-058 - 0.65-ac (28,690 SF)
- 5287-037-024 - 0.21-ac (9,200 SF)
- 5287-037-023 - 0.21-ac (9,050 SF)
- 5287-037-022 - 0.21-ac (9,160 SF)
- 5287-037-056 - 0.22-ac (9,680 SF)
- 5287-037-050 - 0.01-ac (640 SF)
- 5287-037-051 - 0.22-ac (9,520 SF)
- 5287-037-054 - 0.21-ac (9,130 SF)
- 5287-037-055 - 0.18-ac (8,160 SF)
- 5287-038-030 - 0.21-ac (9,440 SF)
- 5287-038-033 - 0.55-ac (24,220 SF)
- 16.57-ac (721,967 SF)

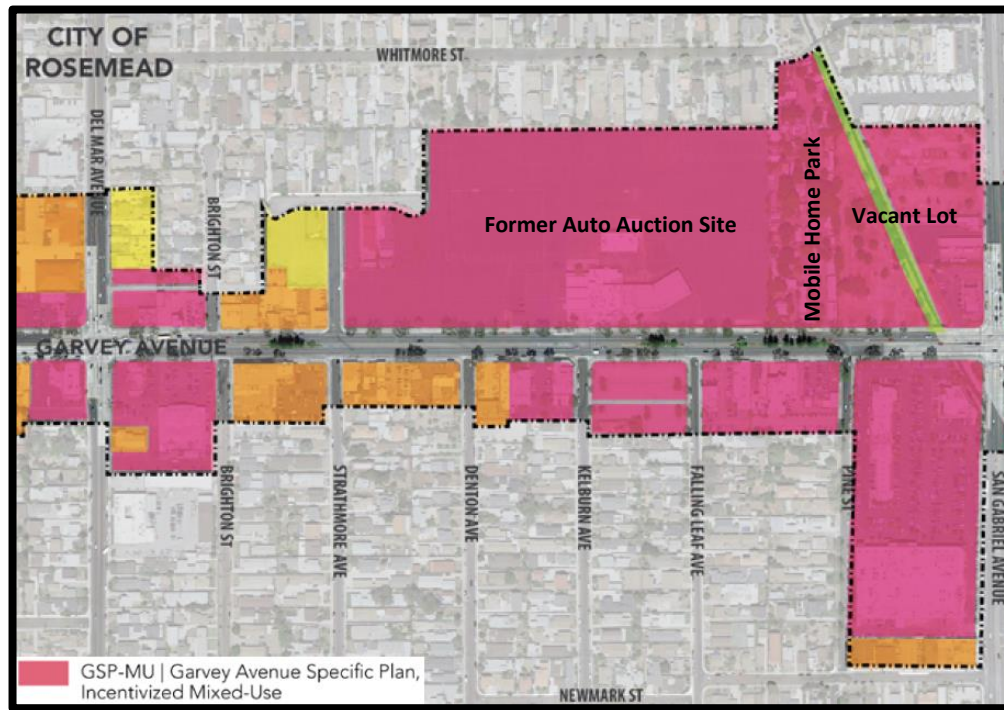
Mobile Home Park (8069 Garvey Ave.)

- 5287-035-013 - 2.84-ac (123,820 SF)
- 5287-034-016 - 0.91-ac (39,422 SF)
- 3.75-ac (163,242 SF)

Vacant Lots (8069-8117 Garvey & 3035 San Gabriel)

- 5287-035-012 - 0.49-ac (21,316 SF)
- 5287-035-021 - 0.51-ac (22,066 SF)
- 5287-035-017 - 1.22-ac (52,984 SF)
- 5287-035-020 - 2.01-ac (87,577 SF)
- 4.23-ac (183,943 SF)

**Total: 24.55-ac**



**Table 3.2 Development Potential**

| Zoning Designation |   | Land Uses Allowed                           | DEVELOPMENT STANDARDS                               |                    |  |                   |
|--------------------|---|---|---|--------------------|--|-------------------|
|                    |   |   | Maximum Without the Provision of Community Benefits |                    | Maximum With Provision of Community Benefits (see 3.4.3.2) |                   |
|                    |   |   | DU/Gross Acre                                       | FAR                | DU/Gross Acre  | FAR               |
| GSP-OS/P           | Garvey Avenue Specific Plan, Open Space/Parking     | Open Space, Parking                         | N/A   | N/A                | N/A  | N/A               |
| GSP-R/C            | Garvey Avenue Specific Plan, Residential/Commercial | Residential, Commercial, Public, Open Space | 7   | 0.75               | 30   | 1.0               |
| GSP                | Garvey Avenue Specific Plan                         | Commercial, Public, Open Space              | N/A   | 0.75               | N/A  | 1.0               |
| GSP-MU             | Garvey Avenue Specific Plan, Incentivized Mixed-Use | Mixed-Use, Commercial, Public, Open Space   | 25  | 1.6 MU<br>0.75 Com | 80   | 3.0 MU<br>1.0 Com |

Note: A project will use either the Mixed-Use or the stand-alone Commercial FAR on a single site. The Mixed-Use and Commercial FARs are not additive.

\*For more information, please contact the City of Rosemead Planning Division at (626) 569-2140.