

# Agenda Report

**TO:** CITY COUNCIL

**DATE:** JUNE 5, 2006

**FROM:** CITY ATTORNEY

**SUBJECT:** MASTER DEVELOPMENT PLAN FOR ART CENTER COLLEGE OF DESIGN (SOUTH CAMPUS)

## **RECOMMENDATION**

It is recommended that the City Council adopt the Resolution approving a Master Development Plan for the Art Center College of Design (South Campus) ("Master Plan"), attached hereto.

## **BACKGROUND**

At its meeting on January 30, 2006, the City Council approved amendment of the zoning applicable to the Art Center College of Design's South Campus, to allow educational and dormitory uses. At that same meeting, the Council approved adoption of the Master Plan. Attached is the Resolution to accomplish the approved adoption.

## **FISCAL IMPACT**

There will not be an immediate fiscal impact as a result of this adoption of the Master Plan. Applicable development fees will be collected from any future development proposed on the properties impacted.

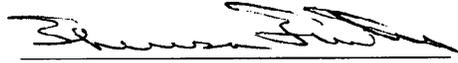
## **ENVIRONMENTAL DETERMINATION**

A Mitigated Negative Declaration was prepared and approved for the project in conformance with the requirements of the California Environmental Quality Act (CEQA).

Respectfully submitted,

  
MICHELE BEAL BAGNERIS

Prepared by:



THERESA E. FUENTES  
Deputy City Attorney

Concurrence:



CYNTHIA J. KURTZ  
City Manager

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
APPROVING A MASTER DEVELOPMENT PLAN FOR THE ART CENTER  
COLLEGE OF DESIGN (SOUTH CAMPUS)**

**WHEREAS**, at its regularly scheduled meeting on January 30, 2006, the City Council of the City of Pasadena considered the Art Center College of Design Master Development Plan for its South Campus (“Master Plan”) and its Mitigated Negative Declaration; and

**WHEREAS**, the Master Plan, and its Mitigated Negative Declaration, were considered by the Planning Commission on November 9, 2005, and by the Design Commission on October 24, 2005; and

**WHEREAS**, the Planning Commission recommended adoption of the Master Plan; and

**WHEREAS**, on January 30, 2006, the City Council adopted the Mitigated Negative Declaration, found the Master Plan to be consistent with the City of Pasadena Zoning Ordinance and General Plan, and approved the Master Plan.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Pasadena, that the Art Center College of Design Master Development Plan for its South Campus, attached hereto as Exhibit A, and subject to the Conditions of Approval set forth therein, is hereby adopted.

Adopted at the regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

NOES:

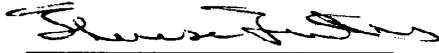
ABSENT:

ABSTAIN:

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Jane Rodriguez  
City Clerk

APPROVED AS TO FORM:



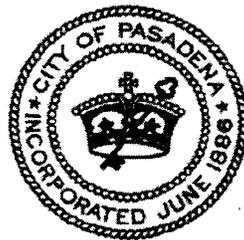
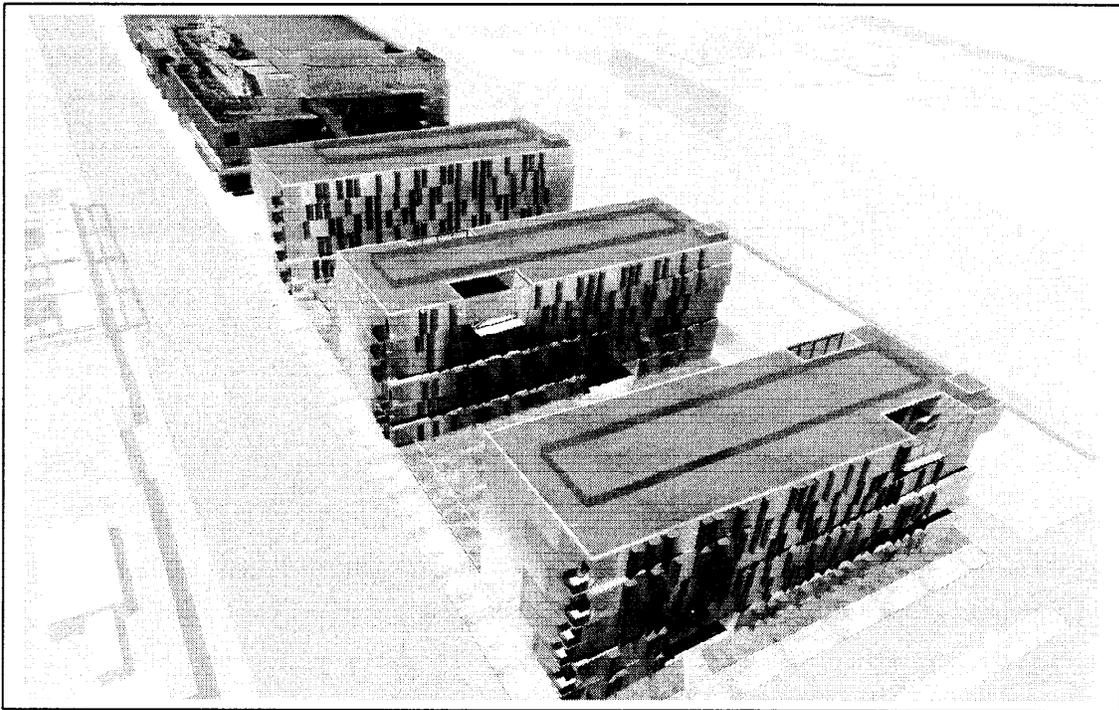
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Theresa E. Fuentes  
Deputy City Attorney

# ART CENTER COLLEGE OF DESIGN

## *DRAFT* MASTER DEVELOPMENT PLAN

Submitted on March 24, 2005



City of Pasadena  
Department of Planning & Development  
175 North Garfield Avenue  
Pasadena, CA 91101-1704

## **I. Introduction**

**This Master Development Plan presents a ten-year planning framework and development entitlement for the South Campus of the Art Center College of Design in Pasadena, California.**

**A Master Development Plan allows certain public and semi-public uses in the City of Pasadena to plan for future development without the need for conditional use permits for each development project on a single site. The purposes of a Master Development Plan are to reduce processing time and uncertainty in the development process and to ensure an orderly and thorough review of development plans, resulting in more compatible and desirable developments.**

**Applications for projects not consistent with this plan and which would normally require a conditional use permit (CUP) would require either a Master Development Plan amendment or a CUP in accordance with Pasadena Municipal Code Chapter 17.61.050.**

**Once approved, a Master Development Plan supersedes all other sections of Title 17, Zoning, of the Pasadena Municipal code. Where there is a conflict between the provisions of a Maser Development Plan and the P.M.C. Title 17, the provisions of the Master Development Plan would prevail. Where uncertainty exists regarding the extent or interpretation of any provision of the Master Development Plan, the Zoning Administrator would determine the intent of the provision. Master Development Plans are reviewed every five years for compliance with the features of the plan and any conditions of approval.**

## **II. Background**

### **Art Center College of Design**

**Art Center College of Design was founded in 1930 and originally located in Los Angeles. In 1976, they moved to Pasadena and formed the Lida Street campus. In 2004, the 950 South Raymond building was opened on the south campus. This building currently houses Art Center's "public programs" such as the "Art Center at Night" and "Art Center for Kids" programs.**

**In March 2005, Art Center College of Design submitted an application for a Master Development Plan and Zoning Map Amendment for their two sites on the northeast corner of Raymond Avenue and Glenarm Street. They propose to add a student housing building to their existing south campus building. The project will also require an amendment to the South Fair Oaks Specific Plan to accommodate the college and dormitory land uses which are not currently permitted in the specific plan area.**

**Zoning Designation:** The project site currently has a zoning designation of IG-SP2-HL56 (Industrial, South Fair Oaks Specific Plan, Height Limit 56 feet.) This zoning designation does not permit a student housing use, nor does it permit colleges and universities. The existing south campus building is permitted under a “trade school” designation. The existing zoning allows heights up to 56’. Concurrent with consideration of the Master Development Plan, Art Center is requesting a zoning designation of PS or Public and Semi-Public, which is appropriate for colleges, churches, hospitals and other public uses on sites over two acres.

**General Plan Designation:** The project site has a General Plan designation of South Fair Oaks Specific Plan.

**South Fair Oaks Specific Plan:** This specific plan was adopted in April 1998.

The goals of the South Fair Oaks Specific Plan are:

- To create an attractive physical environment for businesses that commercialize emerging technology, particularly related to biomedical;
- Integrate land use and transportation programs with the light rail station at Fillmore Street;
- Support the retention and enhancement of local businesses;
- Mitigate related traffic impacts in the Specific Plan area and in adjacent residential neighborhoods; and
- Promote research coalitions with Pasadena institutions.

### **III. Master Plan Goals**

The goals of the Master Development plan are to:

- Support the expansion plans of the Art Center College of Design;
- Create an exciting, urban, campus that physically and architecturally improves the surrounding neighborhood; and
- Provide student housing within easy walking distance to the Gold Line station and ARTS and Metro bus routes.

### **IV. Site and Master Plan Boundaries**

The Master Plan site consists of two parcels at the northeast corner of Raymond Avenue and Glenarm Street (See Exhibit 1.) One parcel is currently occupied by a surface parking lot with 145 parking spaces on 51,594 square feet. The other parcel is occupied with the existing South Campus building which is approximately 93,410 square feet on the 55,000 square foot site.

## V. Scope of Development

**Proposed Project:** Art Center is proposing to construct a student dormitory with 152 units / 288 beds over a 342 space underground parking structure on their existing surface parking lot. The parking structure will have three levels of subterranean parking. The housing will be six stories and 56'-0" feet in height. The dormitory building will be approximately 130,000 square feet in size. (See Exhibit 2)

The parking structure will serve the new student housing building at one space per two beds, and the south campus building at 2.1 spaces / 1,000 square feet.

## VI. Development Standards

Development within the Master Development Plan area shall conform to the South Fair Oaks Specific Plan.

Additional requirements will be imposed through the Master Development Plan – see below and in conditions of approval Section IX to ensure that the project analyzed in the Initial Environmental Study is not exceeded.

<b>Development Standard</b>	<b>Art Center Master Development Plan requirement</b>
<b>Permitted Land Uses</b>	Colleges – traditional campus setting Colleges – nontraditional campus setting Dormitories (north of Glenarm Street only) (other uses which are accessory to the above uses will also be permitted, including, but not limited to retail sales, schools – specialized education and training, and restaurants)
<b>Maximum Height</b>	56'-0" (per the South Fair Oaks Specific Plan) Roof-mounted appurtenances can exceed this height per Zoning Code Section 17.40.060 D
<b>Setbacks</b>	None required (per the South Fair Oaks Specific Plan)
<b>Floor Area Ratio (FAR) Site Coverage</b>	No floor area ratio required (per the South Fair Oaks Specific Plan); No maximum site coverage requirement per the South Fair Oaks Specific Plan)
<b>Maximum units / student beds</b>	Maximum student housing units = 175 Maximum student beds = 334
<b>Waste Disposal</b>	A trash enclosure shall be provided in accordance with the requirements of Section 17.40.120 of the Zoning Code.

Landscaping	Landscaping and irrigation shall be installed in accordance with a detailed plan to be submitted to and approved by the Zoning Administrator prior to issuance of any building permit. Said plan shall include drought resistant plant materials and low volume irrigation where practicable. The plan shall be prepared by a licensed landscape architect and shall meet the requirements of Chapter 17.44 of the Zoning Code.
Parking	Minimum parking requirement for the 950 South Raymond campus building is 225 parking spaces. Minimum parking requirement for the dormitory / student housing use shall be 1 space for every 3 student beds. Maximum parking requirement for the dormitory / student housing use shall be 1 space for every 2 student beds. The total number of parking spaces in the garage for both the dormitory and college uses shall not exceed 450 cars.
Bicycle Parking	Bicycle parking shall be provided in accordance with the Section 17.46.320 of the Zoning Code for multi-family structures.
Lighting	An exterior lighting plan shall be submitted to the Zoning Administrator prior to the issuance of any building permits. The lighting shall comply with the standards of Section 17.40.080 of the Zoning Code
Signs	As required by Chapter 17.48 (Signs) for the IG district
Fences and Walls	As required by Chapter 17.40.180 for nonresidential zoning districts
Alcohol Sales	Not permitted under the Master Development Plan. Any proposal for an accessory alcohol sales use would require a conditional use permit or an amendment to the Master Development Plan.

## VII. Traffic and Parking

An underground parking garage of 2 ½ levels is proposed to accommodate both student parking and replace the surface parking lot used for the existing campus building. The parking garage will provide parking for 342 cars. The number of student spaces in the garage will be limited to one space for every two beds, in order to encourage students to use the light rail and the ARTS busses that connect the two Art Center campuses. Ingress and egress to the parking structure is off of Raymond Avenue at the north end of the proposed garage.

A traffic and parking study was prepared by Kaku Associates for the project and was accepted by the Transportation Department on June 23, 2005. The traffic study was prepared for a larger project of up to 453 parking spaces and 334 student beds. The Transportation Department recommended four conditions to be imposed on the project. These conditions are outlined in Section IX. By satisfying these conditions, the project's traffic impact is deemed less than significant.

### **VIII. Community Involvement**

A community meeting was held on July 28, 2005. Three community members attended the meeting and a letter of support from a nearby business owner was received.

Public meetings will be conducted at the five and ten-year reviews of this Master Development Plan.

### **IX. Conditions of Approval**

#### **Planning and Development Department**

1. All new buildings over 25,000 square feet shall undergo design review by the Design Commission as specified in 17.61.030 of the Zoning Code. Applicable design guidelines and principles are the South Fair Oaks Specific Plan, the Citywide Design Principles in the Land Use Element of the Comprehensive General Plan, and the Purposes of Design Review in the zoning code.
2. Development standards are as proposed in the South Fair Oaks Specific Plan as modified in this Master Development Plan in Section VI.
3. The student dormitory building(s) shall be generally located as shown on the site plan in Exhibit 2 or relocated per the Design Commission review.
4. Residents of the dormitory building shall be limited to students and faculty of Art Center College of Design.
5. Public art shall be required per Section 17.40.100 of the Zoning Code for any projects greater than 25,000 square feet.
6. Required parking and construction staging areas shall be provided through lease agreements prior to removal of the existing 145 space parking lot.
7. A grading plan shall be submitted to and approved by the Zoning Administrator / Building Official prior to issuance of any permits.

## Public Works

1. The applicant shall obtain a license agreement from the City for the installation of any private improvements within the public right-of-way, including, but not limited to, soldier beams and tie-backs. The license agreement application for any private improvement within the public right-of-way shall be submitted to the Department of Public Works for review and shall be approved by the City Council prior to the construction of the private improvement. The license agreement will allow the applicant to install and maintain the private improvements within the public right-of-way with conditions.

A license agreement for shoring requires that all steel rods in every tie-back unit be relieved of all tension and stresses, and any portion of soldier beams and any portion of the tie-backs located less than ten (10) feet below grade be removed from the public right-of-way.

2. Glenarm Street has an existing 16-foot wide parkway along the subject property. It is been determined that the northerly six feet of the existing parkway is privately owned; however, it has been used for public street purposes for more than 20 years. The applicant shall dedicate to the City the six-foot wide strip of land along the Glenarm Street frontage of the subject property in order for the City to preserve its use for public street purposes.

In addition to the above dedication and in order to provide for intersection improvements, the applicant shall dedicate to the City the land necessary to provide a 20-foot radius property line corner rounding at the northeast corner of Raymond Avenue and Glenarm Street for street purposes.

The applicant shall also dedicate to the City a five-foot by 25-foot easement for street purposes for the installation of a bus shelter along the Raymond Avenue frontage of the subject property. The exact location of the easement will be determined by the Departments of Public Works and Transportation.

The applicant shall begin the dedication process prior to the issuance of a demolition, grading, or building permit, whichever permits comes first, and complete the dedication prior to the issuance of a Certificate of Occupancy. The dedications will require the approval of the City Council. The applicant shall be responsible for all the costs required to complete the dedications.

3. Raymond Avenue and Glenarm Street will be widened as part of two City Capital Improvement Projects for the State Route 710 Mitigation program. Construction of the City's Glenarm Street widening project is tentatively scheduled to begin in June 2005. Construction of the City's Raymond Avenue widening project is tentatively scheduled to begin in January 2006. All construction activities, including driveways, pedestrian lights, and street tree locations, and irrigation details, roof drains, etc., for the Art Center Student Housing project shall be

coordinated with the City's mitigation projects. Contact Andy Muth, Principal Engineer, at (626) 744-4332 for details on the schedule of the City's mitigation project.

4. The applicant shall reconstruct street improvements on Glenarm Street and Raymond Avenue along the frontages of the subject property as determined by the Department of Public Works. The street improvements shall include sidewalk, driveway approaches, planting of street trees, landscaping and irrigation, installation of new pedestrian street lights, and other related necessary work. The sidewalk scoring pattern on Raymond Avenue shall match the scoring pattern as shown in the City's SR710 Mitigation – Raymond Avenue Widening Plans. The sidewalk scoring on Glenarm Street shall be as directed by the City Engineer.
5. The applicant shall construct public improvements along the frontages of the subject property in accordance with the South Fair Oaks Specific Plan. The improvements include installing street furnishings, such as pedestrian street lights, trash receptacles and tree grates, planting street trees, irrigation to street trees, and other necessary related work.
6. Excavations in the streets for utility connections shall be as close as possible to each other and the pavement shall be restored contiguously between extreme excavations.
7. The applicant shall close any unused drive approach with standard concrete curb, gutter and sidewalk and shall repair any existing or newly damaged curb, gutter and sidewalk, without cutting the asphalt pavement along the frontages of the subject property prior to the issuance of a Certificate of Occupancy. Sawcutting shall be done along the flow line. Existing street trees shall be protected using the City's Tree Protection Standards available from the Parks and Natural Resources Division (744-4514).
8. The applicant shall construct a new two-way entry/exit drive approach a minimum of 24 feet in width and a maximum of 26 feet in width, and in accordance with Standard Drawing No. S-403. The existing gutter shall be cut as near the flow line and the paving shall not be disturbed.
9. The project shall comply with the Tree Protection Ordinance (TPO) that provides protection for specific types of trees on private property as well as all trees on public property.
10. The applicant shall submit a \$8,500 deposit, subject to refund or additional billing, for the City to plant ten officially designated street trees per the City approved master street tree plan on the frontages of the subject property.

11. Plans must be submitted to the Parks and Natural Resources Division for approval showing any structures, irrigation, footings, grading or plantings that impact City street trees. The plans must conform to the Tree Protection Standards which specifically require showing the locations of all existing trees, their diameters and actual canopies as well as any trees to be planted with their canopy at mature size.
12. If drainage patterns are altered, the applicant shall provide an approved method of controlling storm water runoff. Approval shall be made by the Planning and Development Department and the Department of Public Works prior to issuance of a grading or building permit for this site.
13. If the proposed improvement drains to the driveway, the applicant shall construct a non-sump grate drain in the driveway at the back of the sidewalk. The drain shall discharge to the street in a curb outlet approved by the Department of Public Works.
14. In order to improve pedestrian and traffic safety, the applicant shall install a maximum of two (2) in-fill street lights on or near the Raymond Avenue frontage and a maximum of one (1) in-fill street light on or near the Glenarm Street frontage of the subject property. The type and hardware shall conform to current policies approved by the City Council, and the locations shall be as approved by the Department of Public Works. In addition, the type, hardware, and locations of the new street lights shall be in accordance with the South Fair Oaks Specific Plan. The cost of the new street lights is the applicant's responsibility.
15. If the existing street lighting system along the project frontage is in conflict with the proposed development/driveway, it is the responsibility of the applicant to relocate the affected street lights, including conduit(s), conductors, electrical services, pull boxes and miscellaneous appurtenant work in a manner that complies with the requirements and receives the approval of the Department of Public Works.
16. Unless otherwise arranged, the applicant is responsible for design, preparation of plans and specifications, and construction of all required public improvements. Plans for the above improvements shall be prepared by an engineer registered in the State of California. Upon submission of improvement plans to the Department of Public Works, the applicant will be required to place a deposit with the Department to cover the cost of plan checking and construction inspection of the improvements.
17. The applicant shall submit a non-refundable payment of \$7,550 for a City prepared sewer analysis, and a \$131,000 refundable payment for sewer deficiency mitigation. Said deposit must be made prior to the issuance of a demolition, grading, or building permit, whichever permit comes first. If no deficiencies are found, the refundable payment amount shall be refunded, if

deficiencies are found, the estimated cost to correct the deficiencies will be deducted from the refund.

18. The proposed development shall be connected to the public sewer by a method approved by the Department of Public Works. The sewer connection shall be 6-inch diameter vitrified clay or cast iron pipe with a minimum slope of 2 percent.
19. The applicant shall submit the following plan and form which can be obtained from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works for approval prior to the request for a building permit:
  - a. C & D Recycling & Waste Assessment Plan – Submit plan prior to issuance of the grading permit. A list of Construction and Demolition Recyclers can be obtained from the Recycling Coordinator.
  - b. Monthly reports must be submitted throughout the duration of the project.
  - c. Summary Report with documentation must be submitted prior to final inspection.

A security performance deposit of three percent of the total valuation of the project or \$30,000, whichever is less, is due prior to permit issuance. This deposit is fully refundable upon compliance with Chapter 8.62 of the Pasadena Municipal Code. A non-refundable Administrative Review fee is also due prior to permit issuance and the amount is based upon the type of project.

20. The applicant shall advertise the availability of salvage materials. A listing can be made at no charge in the CALMAX Quarterly Catalog at [www.ciwmb.ca.gov/CALMAX](http://www.ciwmb.ca.gov/CALMAX) or through LACOMAX at [www.dpw.co.la.ca.us/epd/lacomax](http://www.dpw.co.la.ca.us/epd/lacomax) or through preservation groups or web or newspaper advertising.
21. The project shall be subject to the use of deconstruction techniques. A deconstruction manual is available free of charge by downloading it from [www.ciwmb.ca.gov/publications](http://www.ciwmb.ca.gov/publications) or by requesting a copy from the Recycling Coordinator, (626) 744-4721, of the Department of Public Works.
22. Past experience has indicated that projects such as this tend to damage the abutting street improvements with the heavy equipment and truck traffic that is necessary during construction. Additionally, the City has had difficulty in requiring developers to maintain a clean and safe site during the construction phase of the development. Accordingly, the applicant shall place a \$20,000 deposit with the Department of Public Works prior to the issuance of a building or grading permit. This deposit is subject to refund or an additional billing, and is a guarantee that the applicant will keep the site clean and safe, and will make permanent repairs to the abutting street improvements that are damaged,

including striping, slurry seal/ resurfacing, curb, gutter, and sidewalk, either directly or indirectly, by the construction on this site. The deposit may be deducted for damages caused on public street trees. A processing fee will be charged against the deposit.

23. All costs associated with these conditions shall be the applicant's responsibility. Unless otherwise noted in this memo, all costs are based on the General Fee Schedule that is in effect at the time these conditions are met. A processing fee will be charged against all deposits.

### Transportation

1. Art Center College of Design shall extend its rideshare program and Transportation Demand Management program from the North Campus to the South Campus and to the project. Compliance to this condition will be monitored by the Transit Planning & Operations Division in accordance with the Pasadena Municipal Code.
2. Art Center College of Design shall actively encourage students and faculty/staff to use transit services, including the City's ARTS bus route that connects both campuses.
3. Art Center College of Design shall impose a limit on the number of parking spaces available to students in the housing development in order to discourage the reliance on automobile. The on-site parking permits will be limited to one space for every two students in the dorm. **No overnight on-street parking permits will be issued to future students at this address.**
4. The project is expected to add 897 new daily trips to the City's transportation system. Therefore, the project is conditioned to fund \$10,000 towards the Citywide Traffic Performance Monitoring Program for installing two permanent traffic monitoring stations near the project site. The funds shall be submitted prior to the issuance of a building permit.

### Other Conditions

1. The applicant or successor in interest shall meet the applicable code requirements of all other city departments.
2. All proposed construction under this Master Development Plan shall occur within the ten year life of the Master Plan.

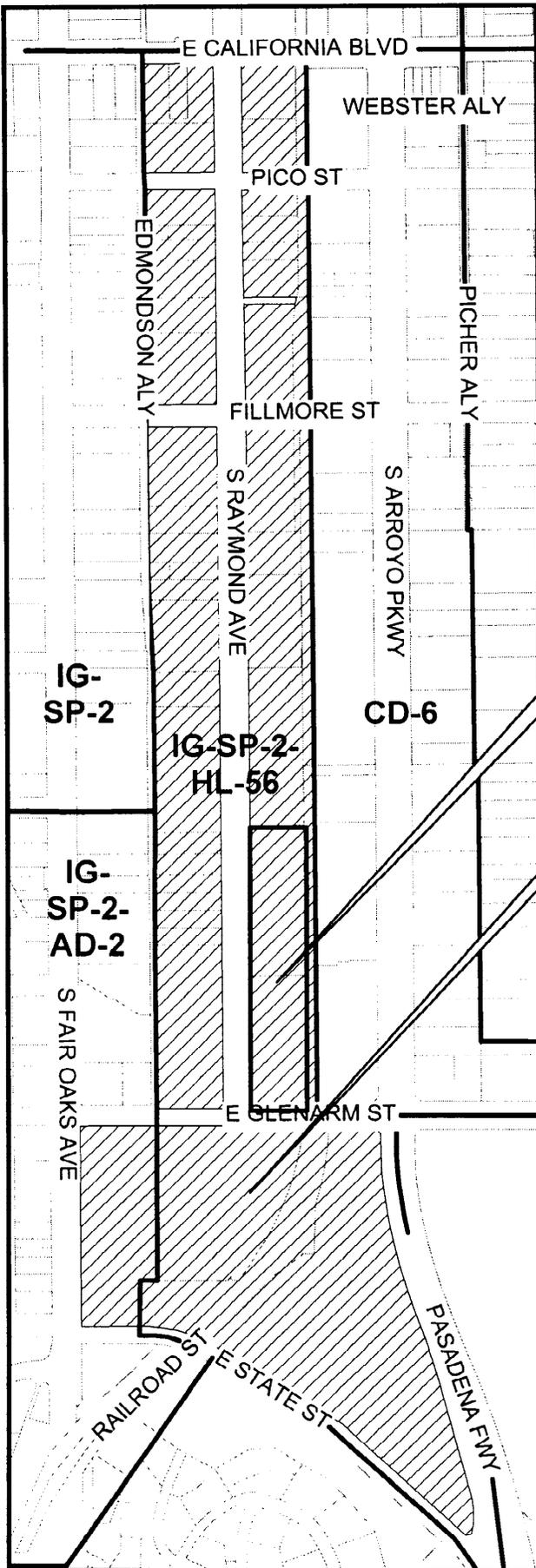
3. The proposed project is subject to the City's Condition / Mitigation Monitoring Program and is also subject to Final Zoning inspection. Required monitoring fees for inspections shall be paid prior to the issuance of any building permits.

**Exhibits**

- 1 – Master Development Plan site and surrounding area
- 2 – Proposed Site Plan, floor plans, and elevations



# Art Center College of Design South Campus

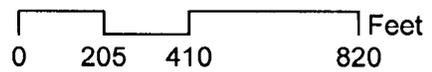


Master Development Plan and  
Zone Change Area  
(IG-SP-2-HL-56 to PS)

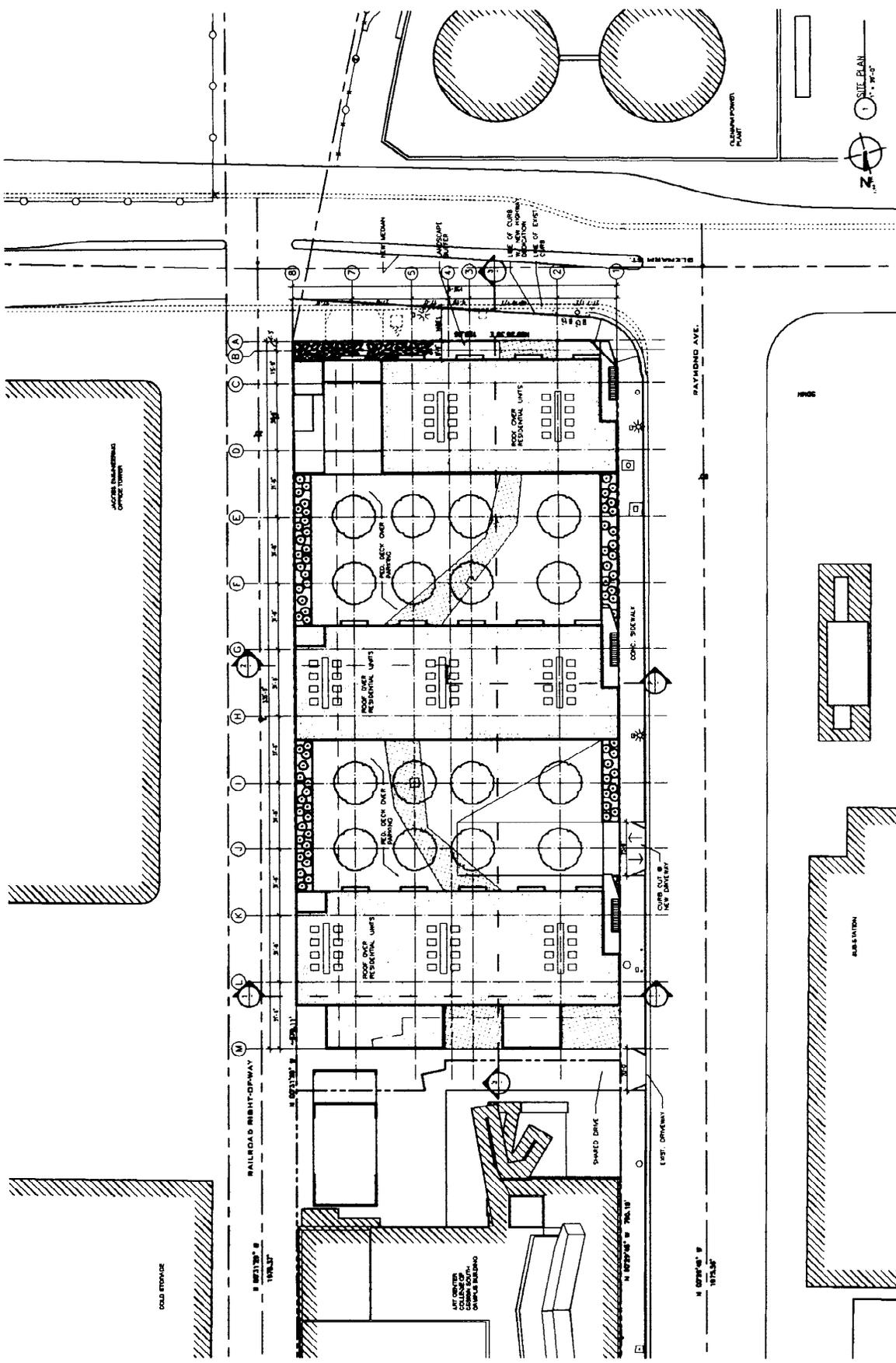
South Fair Oaks  
Specific Plan Amendment

### Existing Zoning

IG	Industry, General
SP-2	South Fair Oaks Specific Plan
HL-56	Height Limit Overlay District, 56 feet
AD-2	Alcohol Density Overlay District 2
CD-6	Central District Specific Plan, sub-area 6
PS	Public, Semi-Public







**ACC'D STUDENT HOUSING**  
 100 S. W. 10th Ave.  
 Fort Lauderdale, FL 33304

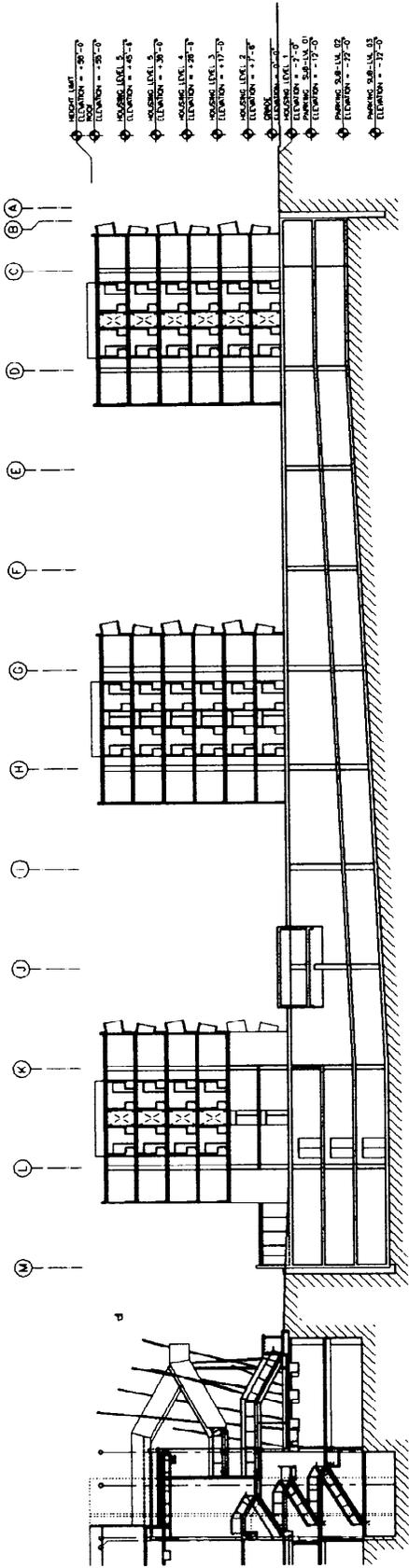
Day Genik  
 100 S. W. 10th Ave.  
 Fort Lauderdale, FL 33304

NO.	DATE	DESCRIPTION

**SCHEMATIC**  
 FOR SCHEMATIC DESIGN USE ONLY

11.01





- ROOF ELEVATION = 28'-0"
- ROOF ELEVATION = 28'-0"
- ROOFING LEVEL 2 ELEVATION = 26'-4"
- ROOFING LEVEL 3 ELEVATION = 25'-0"
- ROOFING LEVEL 4 ELEVATION = 23'-4"
- ROOFING LEVEL 5 ELEVATION = 21'-0"
- ROOFING LEVEL 6 ELEVATION = 19'-0"
- ROOFING LEVEL 7 ELEVATION = 17'-0"
- ROOFING LEVEL 8 ELEVATION = 15'-0"
- ROOFING LEVEL 9 ELEVATION = 13'-0"
- ROOFING LEVEL 10 ELEVATION = 11'-0"
- ROOFING LEVEL 11 ELEVATION = 9'-0"
- ROOFING LEVEL 12 ELEVATION = 7'-0"
- ROOFING LEVEL 13 ELEVATION = 5'-0"
- ROOFING LEVEL 14 ELEVATION = 3'-0"
- ROOFING LEVEL 15 ELEVATION = 1'-0"
- ROOFING LEVEL 16 ELEVATION = 0'-0"
- ROOFING LEVEL 17 ELEVATION = -1'-0"
- ROOFING LEVEL 18 ELEVATION = -3'-0"
- ROOFING LEVEL 19 ELEVATION = -5'-0"
- ROOFING LEVEL 20 ELEVATION = -7'-0"

3. CONGRESSIONAL SECTION  
1/4" = 1'-0"

DATE	REV.	BY	CHK.

**SOEHEMATIC**  
FOR SCHEMATIC DESIGN USE ONLY

Day Genik  
1000 17th St NW  
Washington, DC  
20036  
310 242 1152  
310 242 1153  
310 242 1154

**ACCD STUDENT HOUSING**  
PROJECT NO. 100-000-000

THE BUILDING SECTION  
DATE 2-12  
BY 01/11/01  
A3.51

