

Planning Bureau Fee Schedule

About the Fee Schedule

The following pages contain the Planning Bureau's fee schedule. A fee schedule resolution is adopted at the beginning of each fiscal year by the City Council. The fiscal year begins on September 1. A project's fees are based on the fee schedule in effect at the time the application submittal is completed. This fee schedule is for Planning Entitlements and related fees only and does not include building permits or impact fees.

Types of Fees

Each project is subject to several fees. Not all of the following fees will apply to every project:

- **Entitlement fees:** These fees are for the entitlement permit(s) for the project. Examples of these include a Conditional Use Permit, Standards Variance, Site Plan Review, or Local Coastal Development Permit. Some fees consist only of a flat base fee; others have a tiered base fee determined by project or site size, and some fees have an additional per sq. ft. or per unit/lot fee that scales with project size.
- **Environmental (CEQA) fees:** For most projects, a fee is required for CEQA compliance documents, such as a Categorical Exemption, Negative Declaration, or EIR Compliance Checklist. Most small projects will need only a Categorical Exemption. For certain no-hearing processes, CEQA fees may not be required.
- **County Recorder fee:** All CEQA fees must be accompanied by the County Recorder fee needed to post the completed CEQA document at the Los Angeles County Registrar-Recorder/County Clerk. There is no surcharge on this fee.
- **Noticing fees:** For entitlements that require a public hearing, public noticing fees are required. There are several tiers to this fee, depending on the noticing radius required by code for the project.
- **Surcharge:** All fees are subject to the Development Services Department's surcharge that supports General Plan updates and the Department's permitting system. This does not apply to the County Recorder fee, or other departments' or agencies' fees.
- **Public Works fees:** Certain entitlement types are subject to an additional fee charged by the Public Works Department for their review of the Planning entitlement. These fees are collected by the Planning Bureau on behalf of Public Works.
- **Public Works surcharge:** Public Works fees are subject to a separate surcharge that is different from the Development Services Department's surcharge.

Planning staff can assist customers with fee estimation before project submittal, but fees for a project are not official until staff sends a fee invoice to the applicant. If project information is changed after submittal, the fee amounts due may change and additional fees will be assessed if required. For any questions about these fees, please call the Planning Bureau at (562) 570-6194.

PLANNING BUREAU FEE SCHEDULE

All fees are subject to an 8.0% surcharge. Base fee and fee with surcharge are shown. Fee with surcharge applies.

Fee Name	Base Fee	Fee with Surcharge	Notes
ZONING FEES			
Administrative Use Permit (AUP)	\$4,370.00	\$4,719.60	
Conditional Use Permit (CUP)	\$8,400.00	\$9,072.00	
Conditional Use Permit (CUP) for Wireless Telecom site	\$10,970.00	\$11,847.60	
CUP Exemption for alcoholic beverage sales (CUPEX)	\$930.00	\$1,004.40	
Standards Variance (SV) - first variance	\$5,945.00	\$6,420.60	Fee for first SV in an application
Standards Variance (SV) - each additional variance	\$1,745.00	\$1,884.60	Fee for each additional SV in an application
Fence Height Exception (AUP or SV)	\$780.00	\$842.40	
Administrative Adjustment	\$1,960.00	\$2,116.80	Currently only available through Title 22.
Administrative Land Use Permit (ALUP)	\$210.00	\$226.80	
As-Planned Post-Approval Review (APR) - Major	\$10,320.00	\$11,145.60	Required for any requested review of plans or substantial conformance determination for an entitled project prior to plan check submittal.
As-Planned Post-Approval Review (APR) - Minor	\$4,055.00	\$4,379.40	
Additional As-Planned Review	\$2,100.00	\$2,268.00	For each additional round of As-Planned Review.
Annual Zoning Compliance (conditions of approval inspection)	\$580.00	\$626.40	
Penalty for construction work or land use without a permit	Double the total required permit fee(s).		
COASTAL FEES			
Local Coastal Development Permit (LCDP) - With Other Planning Permit Required	\$1,995.00	\$2,154.60	
Local Coastal Development Permit (LCDP) - No Other Planning Permit Required	\$4,370.00	\$4,719.60	
Local Coastal Development Permit - Administrative Only (for ADUs)	\$1,345.00	\$1,452.60	
Coastal Permit Categorical Exclusion (CPCE)	\$90.00	\$97.20	
Coastal Development Permit (CDP) Submitted to California Coastal Commission	\$4,000.00	\$4,320.00	
Coastal Development Permit (CDP) Local Agency Review Appendix B Form Only	\$1,180.00	\$1,274.40	
CDP Local Agency Review Appendix B Form Only - for Boat Dock	\$220.00	\$237.60	
Local Coastal Program Amendment (LCPA) - prepared by consultant to City	115% of billed consultant costs paid by City		

Fee Name	Base Fee	Fee with Surcharge	Notes	
Local Coastal Program Amendment (LCPA) - prepared by City staff	\$15,265.00	\$16,486.20		
SITE PLAN REVIEW FEES				
Pre-Application				
Pre-Application - no new building area proposed (land use question)	\$1,715.00	\$1,852.20	For land use issues, such as a CUP, where no new building area is proposed.	
Pre-Application - less than 1/2 acre	\$1,305.00	\$1,409.40	By acre(s) of site area.	
Pre-Application - 1/2 to 1 acre	\$1,545.00	\$1,668.60		
Pre-Application - 1 to 5 acres	\$1,935.00	\$2,089.80		
Pre-Application - 5 or more acres	\$2,335.00	\$2,521.80		
Conceptual Site Plan Review (CSPR)				
CSPR - Voluntary	\$2,760.00	\$2,980.80	Only for applications where CSPR is not required. Fee is credited toward future SPR application if voluntary.	
CSPR - up to 50,000 sq. ft. of building area	\$7,000.00	\$7,560.00	In cases where CSPR may be required when project is otherwise under thresholds.	
CSPR - 50,001 to 100,000 sq. ft. of building area	\$7,000.00	\$7,560.00	CSPR is required for nonresidential projects >50,000 sq. ft. and residential projects >50 dwelling units, prior to SPR application.	
Additional fee for each 1,000 sq. ft. over 50,000 sq. ft.	\$45.00	\$48.60		
CSPR - 100,001 to 300,000 sq. ft. of building area	\$9,250.00	\$9,990.00		
Additional fee for each 1,000 sq. ft. over 100,000 sq. ft.	\$23.00	\$24.84		
CSPR - 300,001 to 500,000 sq. ft. of building area	\$13,850.00	\$14,958.00		
Additional fee for each 1,000 sq. ft. over 300,000 sq. ft.	\$47.00	\$50.76		
CSPR - 500,001 or more sq. ft. of building area	\$23,250.00	\$25,110.00		
Additional fee for each 1,000 sq. ft. over 500,000 sq. ft.	\$27.00	\$29.16		
Staff Site Plan Review Committee (SSPRC) approval				
SPR - SSPRC approval - 5 to 12 dwelling units or up to 5,000 sq. ft. of building area	\$7,725.00	\$8,343.00		SPR is required for the following project types: 1) Nonresidential projects ≤50,000 sq. ft., 2) Residential projects ≤50 dwelling units, 3) Any 100%-affordable housing project (excluding manager's units), regardless of number of units, and 4) Interim housing, regardless of number of units, including but not limited to emergency shelters, transitional housing, and supportive housing.
SPR - SSPRC approval - 13 to 25 dwelling units or 5,001 to 25,000 sq. ft. of building area	\$10,610.00	\$11,458.80		
SPR - SSPRC approval - 25 to 49 dwelling units or 25,001 to 50,000 sq. ft. of building area.	\$13,595.00	\$14,682.60		
SPR Ministerial Review for ADU	\$990.00	\$1,069.20		

Fee Name	Base Fee	Fee with Surcharge	Notes	
SPR for Wing Walls, Façade Remodel, Narrow Lots, and similar	\$610.00	\$658.80		
SPR for 1 to 4 dwelling units or 1,000 sq. ft. of less of building area	\$1,985.00	\$2,143.80	When required by PDs, SPs, and similar code sections.	
Site Plan Review for Wireless Telecom Facilities				
SPR for Major Modification to Wireless Telecom Site	\$6,310.00	\$6,814.80		
SPR for Minor Modification to Wireless Telecom Site	\$3,010.00	\$3,250.80		
Additional fee for SPR for Wireless Telecom Site on a Historic Resource	\$3,000.00	\$3,240.00	Additional fee required for any wireless telecom site located on a historic resource.	
SPR for New Co-location	\$3,755.00	\$4,055.40	Required for co-location of a new carrier's facility at an existing wireless facility	
Site Plan Review - Planning Commission Hearing				
Site Plan Review (SPR) - Planning Commission hearing - 0 to 50,000 sq. ft. of building area	\$9,755.00	\$10,535.40	Required if building area is 50,000 or less but related permits require Planning Commission hearing.	
SPR Planning Commission hearing - 50,001 to 100,000 sq. ft. of building area	\$9,755.00	\$10,535.40	Required for nonresidential projects >50,000 sq. ft. and residential projects >50 dwelling units, following CSPR, with the exceptions listed for Staff Site Plan Review Committee approval.	
Additional fee for each 1,000 sq. ft. over 50,000 sq. ft.	\$66.00	\$71.28		
SPR Planning Commission hearing - 100,001 to 300,000 sq. ft. of building area	\$13,055.00	\$14,099.40		
Additional fee for each 1,000 sq. ft. over 100,000 sq. ft.	\$33.00	\$35.64		
SPR Planning Commission hearing - 301,000 to 500,000 sq. ft. of building area	\$19,655.00	\$21,227.40		
Additional fee for each 1,000 sq. ft. over 300,000 sq. ft.	\$52.00	\$56.16		
SPR Planning Commission hearing - 500,001 or more sq. ft. of building area	\$30,055.00	\$32,459.40		
Additional fee for each 1,000 sq. ft. over 500,000 sq. ft.	\$58.00	\$62.64		
SIGN FEES				
Sign Permit - first sign	\$30.00	\$32.40		Applies to first sign in an application.
Sign Permit - each additional sign	\$15.00	\$16.20	Applies to each additional sign in an application.	
Promotional Activity Sign (Banner) Permit	\$30.00	\$32.40	Per banner.	
Creative Sign Permit	\$1,580.00	\$1,706.40	SSPRC approval. Does not include sign permit fees.	
Sign Standards Waiver	\$1,490.00	\$1,609.20	Not yet implemented in code.	
Sign Program - 5 to 12 signs	\$2,870.00	\$3,099.60	Does not include sign permit fees.	

Fee Name	Base Fee	Fee with Surcharge	Notes
Sign Program - 13 to 25 signs	\$3,010.00	\$3,250.80	
Sign Program - 26 to 100 signs	\$4,850.00	\$5,238.00	
Sign Program - 101 or more signs	\$7,840.00	\$8,467.20	
Sign Program Amendment	\$2,035.00	\$2,197.80	Modification to existing Sign Program
MODIFICATION FEES			
Modification to Approved Permit - Director's Administrative Approval	\$1,005.00	\$1,085.40	For modification per authority granted in conditions of approval.
Modification to Approved Permit - Staff Site Plan Review Committee approval	\$2,400.00	\$2,592.00	For modification per Section 21.21.405.
Modification to Approved Permit - Minor/Administrative Approval by Zoning Administrator	\$925.00	\$999.00	Only may be used for modification under Section 21.10.047, or equivalent sections in PDs, SPs, or Title 22.
Modification to Approved Permit - Zoning Administrator (ZA) hearing	\$2,380.00	\$2,570.40	For modification per Section 21.21.405.
Modification to Approved Permit - Planning Commission (PC) hearing	\$6,800.00	\$7,344.00	This fee or 100% of original fee, whichever is less. For modification per Section 21.21.405.
SUBDIVISION FEES			
Lot Merger (LM) - Administrative	\$1,710.00	\$1,846.80	Not yet implemented in code. Includes Certificate of Compliance.
Lot Merger (LM) - Zoning Administrator hearing	\$1,515.00	\$1,636.20	Includes Certificate of Compliance.
Lot Line Adjustment (LLA)	\$5,050.00	\$5,454.00	Includes Certificate of Compliance.
Certificate of Compliance (CoC) - standalone	\$1,710.00	\$1,846.80	Fee only required for standalone CoC. CoC is included in LM and LLA fees.
Condominium Conversion Permit	\$12,670.00	\$13,683.60	Required for each condominium conversion project in addition to Tentative Map fees.
Additional fee for each condominium unit	\$355.00	\$383.40	
Tentative Parcel Map - Zoning Administrator hearing	\$4,420.00	\$4,773.60	Not yet implemented in code.
Tentative Parcel Map - Planning Commission hearing	\$9,700.00	\$10,476.00	
Parcel Map Waiver	\$1,295.00	\$1,398.60	
Tentative Tract Map - 5 to 20 lots	\$11,500.00	\$12,420.00	
Tentative Tract Map - 21 to 40 lots	\$16,765.00	\$18,106.20	
Additional fee for each lot over 20 lots	\$102.00	\$110.16	
Tentative Tract Map - 41 to 80 lots	\$18,805.00	\$20,309.40	
Additional fee for each lot over 40 lots	\$99.00	\$106.92	
Tentative Tract Map - 81 to 120 lots	\$22,765.00	\$24,586.20	
Additional fee for each lot over 80 lots	\$181.00	\$195.48	

Fee Name	Base Fee	Fee with Surcharge	Notes
Tentative Tract Map - 121 lots or more	\$30,005.00	\$32,405.40	
Additional fee for each lot over 120 lots	\$125.00	\$135.00	
Condominium Tentative Map - 2 to 12 units	\$15,245.00	\$16,464.60	
Condominium Tentative Map - 13 to 25 units	\$17,690.00	\$19,105.20	
Condominium Tentative Map - 26 units or more	\$17,690.00	\$19,105.20	
Additional fee for each condominium unit over 25 units	\$112.00	\$120.96	
Vesting Tentative Map	\$1,010.00	\$1,090.80	Fee in addition to other Tentative Map fees
Final Map review	\$1,740.00	\$1,879.20	
Additional fee for each lot or unit	\$30.00	\$32.40	
Condominium Conversion Certificate of Exclusion (CCCE)	\$1,945.00	\$2,100.60	Only for conversion of Community Apartments or Stock Cooperatives to condominiums.
PUBLIC WORKS FEES			
Site Plan Review - Staff-level, Planning Commission-level, and Conceptual	\$3,820.00	\$4,056.84	Fees charged by Public Works for review of these types of applications. A separate 6.2% Public Works surcharge applies. Fees are collected by Planning Bureau with other entitlement fees.
Tentative Map - Parcel and Tract	\$1,530.00	\$1,624.86	
Lot Line Adjustment	\$2,005.00	\$2,129.31	
ENVIRONMENTAL FEES - CEQA			
Categorical Exemption (CE) or Statutory Exemption (SE) - standalone	\$548.00	\$591.84	
Categorical Exemption (CE) or Statutory Exemption (SE) - with other application	\$415.00	\$448.20	
Categorical Exemption - Infill Class 32	\$1,288.00	\$1,391.04	
County Recorder fee	\$75.00	-	Required for CE and ND. No surcharge.
Negative Declaration (ND) - prepared by City	\$17,830.00	\$19,256.40	
Mitigated Negative Declaration (MND) - prepared by City	\$18,610.00	\$20,098.80	
Negative Declaration (ND) or Mitigated Negative Declaration (MND) - prepared by consultant to City	115% of billed consultant costs paid by City		
Environmental Impact Report (EIR) - prepared by consultant to City	115% of billed consultant costs paid by City		
Environmental Impact Report (EIR) Addendum - prepared by City staff	\$20,755.00	\$22,415.40	

Fee Name	Base Fee	Fee with		Notes
		Surcharge		
EIR Addendum to a Certified EIR - prepared by consultant to City	115% of billed consultant costs paid by City			
Modification of mitigation measure - prepared by City staff	\$9,500.00	\$10,260.00		Required to modify any mitigation measure of a completed environmental document.
Modification of mitigation measure - prepared by consultant to City	115% of billed consultant costs paid by City			
Program EIR Compliance Checklist - prepared by City staff	\$6,805.00	\$7,349.40		
Program EIR Compliance Checklist - prepared by consultant to City	115% of billed consultant costs paid by City			
Environmental Document Peer Review	115% of billed consultant costs paid by City			
Ongoing mitigation monitoring by consultant to City	115% of billed consultant costs paid by City			
ENVIRONMENTAL FEES - NEPA				
National Environmental Protection Act (NEPA) Application	115% of billed consultant costs paid by City			
NEPA Exclusion with Worksheet - prepared by consultant to City	115% of billed consultant costs paid by City			
NEPA Exclusion without Worksheet - prepared by consultant to City	115% of billed consultant costs paid by City			
NEPA Exclusion with Worksheet - prepared by City staff	\$3,140.00	\$3,391.20		
NEPA Exclusion without Worksheet - prepared by City staff	\$790.00	\$853.20		
NEPA Environmental Assessment (EA) and FONSI - prepared by City	\$17,830.00	\$19,256.40		
NEPA Environmental Assessment (EA) and Mitigated FONSI - prepared by City staff	\$35,440.00	\$38,275.20		
NEPA Environmental Assessment (EA) and FONSI - prepared by consultant to City	115% of billed consultant costs paid by City			
NEPA Environmental Assessment (EA) and Mitigated FONSI - prepared by consultant to City	115% of billed consultant costs paid by City			
NEPA Environmental Impact Statement (EIS) - prepared by consultant to City	115% of billed consultant costs paid by City			
OTHER PLANNING FEES				
Appeal to Planning Commission by Applicant	\$4,820.00	\$5,205.60		

Fee Name	Base Fee	Fee with Surcharge	Notes
Appeal to Planning Commission by Third Party	\$400.00	\$432.00	
Appeal to Planning Commission of 100% Affordable Housing Project by Any Party	\$4,820.00	\$5,205.60	
Appeal to City Council by Applicant	\$4,735.00	\$5,113.80	
Appeal to City Council by Third Party	\$400.00	\$432.00	
Appeal to City Council of 100% Affordable Housing Project by Any Party	\$4,735.00	\$5,113.80	
Billboard Inventory Review - base fee	\$4,265.00	\$4,606.20	Required only for first billboard CUP Application by each billboard owner
Billboard Inventory Review - additional signs fee	\$90.00	\$97.20	Fee per each additional sign after first 10 signs
Business License Zoning Review	\$34.25	\$36.99	
Business License Zoning Review - Home Occupation	\$15.00	\$16.20	For home occupations in a residence only.
Cannabis Business Zoning Consultation	\$435.00	\$469.80	
Classification of Use	\$7,320.00	\$7,905.60	
Continuance - Zoning Administrator	\$390.00	\$421.20	Required when a continuance is requested by applicant, or the need for a continuance results from applicant's actions.
Continuance - Planning Commission, Cultural Heritage Commission, or City Council	\$7,320.00	\$7,905.60	
Development Agreement	\$36,000.00	\$38,880.00	Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.
Development Agreement - Additional per hour fee	\$519.00	\$560.52	Per hour fee after initial deposit is drawn down.
Development Agreement Annual Review	\$5,175.00	\$5,589.00	
Development Agreement Amendment	\$20,000.00	\$21,600.00	Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.
Downtown Dining and Entertainment District (DDED) Noise Study Exemption Request	\$120.00	\$129.60	
Appeal of DDED Noise Study Exemption	\$1,990.00	\$2,149.20	
Fence Permit	\$60.00	\$64.80	
General Plan Map Amendment (GPMA)	\$15,265.00	\$16,486.20	
General Plan Text Amendment (GPTA)	\$19,825.00	\$21,411.00	
General Plan Conformity Certification - Alley Vacation	\$3,450.00	\$3,726.00	

Fee Name	Base Fee	Fee with Surcharge	Notes
General Plan Conformity Certification - Other	\$6,480.00	\$6,998.40	
Park Use Permit/Interim Park Use Permit	\$5,590.00	\$6,037.20	Per Division XII of Ch. 21.25.
Noticing Fee - Tier 1 (300 ft.)	\$410.00	\$442.80	
Noticing Fee - Tier 2 (500 ft.)	\$645.00	\$696.60	
Noticing Fee - Tier 3 (750+ ft.)	\$950.00	\$1,026.00	
Planned Development District In-Lieu Fee	Construction value of required public improvements		
Publicly-Accessible Telephone (PAT) Review - First	\$155.00	\$167.40	
Publicly-Accessible Telephone (PAT) Review - Additional	\$52.00	\$56.16	For each additional pay phone submitted at the same time.
Street Name Change	\$3,110.00	\$3,358.80	Deposit determined by staff (fee shown here is minimum) with charges at the fully allocated hourly rates for all staff involved plus any outside costs.
Water Efficiency Landscape Review (MWELo) - Performance Checklist for Residential/Commercial	\$580.00	\$626.40	
Water Efficiency Landscape Review (MWELo) - Prescriptive Checklist for 1 to 4 residential units	\$75.00	\$81.00	
Water Efficiency Landscape Review (MWELo) - Prescriptive Checklist for Commercial	\$240.00	\$259.20	
Time Extension - First Request	\$600.00	\$648.00	
Time Extension - Each Subsequent Request	\$1,450.00	\$1,566.00	
Zoning Administrator Interpretation	\$1,030.00	\$1,112.40	Per Section 21.10.045
Zoning Amendment/Map Change	\$15,265.00	\$16,486.20	
Zoning Text Amendment	\$19,825.00	\$21,411.00	
Zoning Confirmation Letter - Basic	\$280.00	\$302.40	
Zoning Confirmation Letter - With Additional Research	\$855.00	\$923.40	
HISTORIC PRESERVATION FEES			
Certificates of Appropriateness (CoA)			
CoA Pre-Application Review Fee	\$500.00	\$540.00	
CoA (Minor) for Signs, Utilities, and Other Minor Exterior Features	\$78.00	\$84.24	
CoA (Minor) for Windows, Doors and Other Exterior Materials or Features - Single-Family Dwelling and up to 4 Residential Units	\$500.00	\$540.00	

Fee Name	Base Fee	Fee with Surcharge	Notes
CoA (Minor) for Accessory Buildings/Structures	\$690.00	\$745.20	
CoA (Minor) for Windows, Doors and Other Exterior Materials or Features - 5 or more Residential Units, and Non-Residential Properties	\$880.00	\$950.40	
CoA (Major) for Staff Review	\$1,240.00	\$1,339.20	
CHC Hearing for CoA for addition of 250 sq. ft. or more, or visible changes - ADU/JADU	\$1,240.00	\$1,339.20	
CHC Hearing for CoA for addition of 250 sq. ft. or more, or visible changes - all other projects	\$3,325.00	\$3,591.00	
CoA for Demolition	\$7,070.00	\$7,635.60	
Other Historic Preservation Fees			
Appeal of a Staff Decision to CHC by Applicant	\$1,500.00	\$1,620.00	
Appeal of Staff Decision to CHC by Third Party	\$1,000.00	\$1,080.00	
Appeal of Staff Decision on a 100% affordable Housing Project by Any Party	\$1,500.00	\$1,620.00	
Appeal of CHC Decision to Planning Commission by Applicant	\$5,675.00	\$6,129.00	
Appeal of CHC Decision to Planning Commission by Third Party	\$1,000.00	\$1,080.00	
Appeal of CHC Decision on a 100% Affordable Housing Project by Any Party	\$5,675.00	\$6,129.00	
CoA Revision - CHC Review	\$90.00	\$97.20	50% of the original fee, but not less than fee shown here.
CoA Revision - Staff Review	\$70.00	\$75.60	50% of the original fee, but not less than fee shown here.
Continuance of a CHC Hearing	\$821.00	\$886.68	Required when a continuance is requested by applicant or the need for a continuance results from applicant's actions.
Landmark Amendment	\$2,500.00	\$2,700.00	
Landmark Recision	\$13,760.00	\$14,860.80	
Mills Act Application	\$2,500.00	\$2,700.00	
Mills Act Inspection - Compliant Property	No fee.		
Mills Act Inspection - Noncompliant Property	\$1,000.00	\$1,080.00	Annual fee per property.
Mills Act Pre-Application	\$220.00	\$237.60	
Mills Act/Landmark Combination Request	100% of the largest fee and 50% of other fees.		
Penalty for Unauthorized Work without a CoA	Double the total required CoA fee(s).		

Fee Name	Base Fee	Fee with Surcharge	Notes
Request for Designation of a Historic District	150% of billed consultant costs paid by City.		
Request for Designation of a Historic Landmark	\$1,410.00	\$1,522.80	
Time Extension for CoA - Each Subsequent Request	\$680.00	\$734.40	
Time Extention for CoA - First Request	\$470.00	\$507.60	