

EXHIBIT 17

CONDITIONS OF APPROVAL REQUIRING SUBMITTAL OF REVISED MATERIALS

GENERAL CONDITIONS

- COA No. 5 - Developer shall submit two revised sets of architectural plans (including Site Plan & Elevations) and revised Specific Plan incorporating all the Conditions of Approval to be reviewed and approved by the Planning Division prior to scheduling the project for City Council hearing unless explicitly specified herein.
- COA No. 19 - Developer shall submit a revised Site Plan to Planning Division for review and approval before scheduling the project for City Council hearing and shall include the following:
 - (b) Redesigning the Figueroa Street entrance to align it with the on and off-ramp for northbound I-110 and include a median to provide separation for incoming and out-going truck traffic per comments received from CalTrans and ensure proper on-site circulation;

AESTHETICS

- COA No. 21 - Developer shall hire a licensed architect familiar with this type of project to address all the comments of City's Design Consultants. Such revised Plans and Elevations shall be submitted to the Planning Division for approval prior scheduling the project for City Council hearing.
- COA No. 22 - A revised material board and a rendering of the project elevations shall be submitted to Planning Division for approval prior to scheduling the project for City Council hearing.

FENCE/WALLS

- COA No. 30 - A color and material board for the proposed fencing and walls shall be submitted to Planning Division for approval prior to scheduling for City Council.

SPECIFIC PLAN

- COA No. 65 - The Developer shall submit a revised Specific Plan prepared by a professional planning firm incorporating all the Entitlement Agreement 24-18 terms and conditions, the conditions presented in this document and the following additional corrections before the scheduling of this project to City Council:
 - a. Correct the spelling error on Page 11, Chapter IV (B)
 - b. Remove any reference to General Plan Land-Use goal LU-5 since it is not applicable to this project.
 - c. Remove any reference to Carson Municipal Code sections.
 - d. Use CMC 9141.12 (D) to draft language requiring only one CUP for development on ORL area and for a use requiring a CUP.
 - e. Edit Chapter V (A) to remove any reference to a Cold Storage use.
 - f. Edit Chapter V (A) to remove any reference to prohibition of locating a Cargo Container Parking use within 1000 feet of residential zoned properties or institutional uses **(Adopted by Planning Commission as recommended by Staff**

at the July 29, 2020 hearing and addressed by applicant post Planning Commission decision).

- g. Edit Chapter V (B) to reflect the maximum allowable height as the project's building height.
- h. Revise setbacks to match proposed development and add setback requirements from Southern property line for Building and dock doors and for parking areas abutting public right-of-way in Chapter V (C).
- i. Edit Chapter V (F) to include the standards for total amount of landscaping to be provided by the project.
- j. Edit Chapter V (F)(c.2) to include "tree chips"
- k. Edit Chapter V (F)(c.3) to add "swales"
- l. Edit Chapter V (G) to correctly reflect the approval granting authority for a Site Plan and Design review to Planning Commission.
- m. Edit Chapter VII to remove all reference to Sign standards on the property and include language for approval of all signs on the property via the mechanism of a Sign Program.
- n. Edit Chapter VIII to correct the picture of "Webers Agave" in the Plant palette.
- o. Edit Chapter IX (A) to remove any reference of subterranean parking structures.
- p. Edit Chapter V to include the parking standards applicable to the Specific Plan area including but not limited to the parking standards used for the project, namely, 1:1500 ratio for warehouse use and 1:300 for office use.
- q. Edit Chapter XI to include a discussion on the temporary nature of this use and describing the process for modification or termination of the Specific Plan if the proposed use ceases to exist.
- r. Edit Chapter XI (B) to refer the site plan and design review shall be approved by the Planning Commission in the event that the proposal is not in substantial conformance to the approved plans.
- s. Edit Chapter XI (D) to clarify the intent of the "Exception" section and add language to give City Council the final authority to approve any substantial modification to the approved Specific Plan.