

Exhibit 4

Main Street Neighborhood Specific Plan

Addendum

- p. 0.1 – Heading: ...arrangement of public and private streets (plural); delete “primarily”
- p.1.10 – #2 – Change font size to match
- p. 2.5 – add a period at the end of the last paragraph
- p.2.13 – Third paragraph, change recommends to “requires”; p. 3.17 – Figure 3-9 – Change parking width to seven feet (7’); add asterisk – “Parking may be increased to 8’ in areas of high intensity commercial use.”(NOTE: Exceptions are West Midway and Pan Am North of West Midway)
- p.3.18 – Figure 3-10 – Add four feet (4’) public access easement to increase sidewalk width, where appropriate; add asterisk – “where greater pedestrian use is anticipated, sidewalks may be increased up to an additional 4 feet (4’), where possible.
- p. 3.21- Figure 3-12 – Change parking width to seven feet (7’) on both sides of travel lanes
- p. 3.22 – Figure 3-13 - Add four feet (4’) public access easement to increase sidewalk width, where appropriate; add asterisk – “where greater pedestrian use is anticipated, sidewalks may be increased an additional 4 feet (4’), where possible.
- p. 3.24 – Figure 3-14 - Change parking width to seven feet (7’) on both sides of travel lanes
- p. 3.25 – Figure 3-15 - Change parking width to seven feet (7’)
- p. 3.29 – Table 3-1 – Change parking widths to seven feet (7’) for consistency with Figures 3-12, 3-13, 3-14, 3-15
- p. 3.33 – Change photo of green painted sharrow sign
- p. 4.2 – Section 4.3 – add last bullet – “Preserve and create, where feasible, opportunities for natural habitat and urban forests.
- p. 4.7 – Section 4.5 – second to last sentence – delete “where feasible”; add new sentence – “Although there are no current restrictions, each project should perform appropriate due diligence on the suitability of property for the desired use.
- p. 4.10- #5 – delete cannabis in last sentence
- p. 4.11 – Section 4.6, 4th paragraph – delete “wetland and water body conservation”
- p. 4.12 – Section 4.6.1, 1st paragraph – Revise - Input exact wording of 8.4.10 Sustainable Design and Landscape

p. 4.13 – Section 4.7 – Revise sentence to say “A new policy of the State of California is to have a zero net energy requirement by 2020 for all new homes and by 2030 for all commercial buildings. Inclusion of residential strategies.

4.13 –Section 4.6.3 – Add bullets below:

- “Preserve and protect active autumnal and/or overwintering roost sites used by monarch butterflies, where feasible, in the area of Pan Am Gardens, consistent with the Alameda Point EIR, Mitigation Measure 4.E-1h.

- Encourage the planting of native species of trees and flowering shrubs that are known to attract monarch butterflies, such as pines and cypress trees.

- Preserve, where feasible, existing mature trees which offer nesting and roosting habitat for birds.

p. 5.5 – Urban Agriculture, last sentence – replace APC with “homeless supportive housing”

p. 5.6 -5.7 – Table 5.1 – Make various changes to the title of the table, Land Uses titles and Parking Ratios for ease of interpretation at permit counter (Attachment 1).

p. 5.8 – Figure 5.3 – Change Title from Residential Mixed Use (RMU) to Alameda Point Main Street Neighborhood (AP-MS) for consistency with AMC definitions.

p.5.10 – Add bullet “g - Single family detached units shall be exempt from unbundled parking requirements.”

p.5.11 – Delete 2nd bullet.

p.5.13 – Section C. – 1st bullet –delete – No single architectural firm shall design more than 25 adjacent structures; Add “shown on Figure 5-4.

p. 5.13 – Section C – 2nd bullet – delete “shall ensure variety of lot sizes and shapes by using a variety of building sizes and configurations to create”. Replace with “should support.”

p. 5.14 – Workforce Housing

- 1st bullet – Delete sentence –“A deed restriction may not be required to meet the definition of workforce housing.

- Add 4th bullet – “Any development providing 100% of its units to lower income households shall be exempt from the workforce housing requirements

- Add 5th bullet – “When considering a waiver request, the Planning Board may choose to waive a different development requirement to address financial feasibility constraints, instead of waiving workforce housing requirements or may consider increasing the market rate housing proposed for the site within General Plan housing limitations.

p. 5.15 – Table 5-2 - Delete Open Space and Public Facilities columns; Change title of Residential Mixed use to Alameda Point- Main Street Neighborhood (AP-MS) to be consistent with AMC definitions.

p. 5.18 – Ground Floor Residential Units – 2nd bullet – Change “may” to “shall” regarding solid hedges, fences, or other barriers. Delete “and need to be designed to comply with the Citywide Universal Design Ordinance (Section 8.4.11).

p. 6.5 – Phasing Plan –delete “ultimate”

p. 7.1 – Section 7.11. Proposed Sea Level Rise Protection Measures – Add to the end of 1st paragraph – “As a result, new development within infill areas will benefit immediately from the 24-inch increase in base elevation. The Historic District will remain vulnerable to sea level rise to the extent building floor elevations do not exceed flood levels, until such time that resources are available to construct the perimeter levee.

p. 7.2 – Figure 7-1 - Initial Flood Protection Map - Include the entire Historic District to indicate it will not be filled. (Attachment 2).

p. 7.12 - Street Light System – Add sentence to the last paragraph – “With the Site A project, luminaires were selected for all of Alameda Point using a luminaire LED light engine no greater than 3,000K CCT (Correlated Color Temperature) which is a warmer light that lessens the impact of nighttime lighting on humans and wildlife.”

p. 8.2 – Add Section 8.4.5 – Hazardous Materials – Each project shall comply with appropriate deed restrictions, covenants and mitigation measures associated with a particular area or potential impact identified in the Alameda Point EIR and comply with related Site Management Plans (SMP).

p. 8.4 – Section 8.4.11 Universal Design – replace “...AMC Section 30.18 Universal Design Ordinance”, with “...any future AMC Universal Design and Visitability requirements. Last sentence – Add – “...universal design **and visitability**...”

p. A.1 – Key Summary Documents – last bullet – Change font on “Planning Guide” to be consistent

p. A.2 – City of Alameda – Delete comma after Shahram Aghamir

p. A.2 – Correct spelling – Angelo Obertello