Civic Center Garage – 2008, Source: International Parking Design

Introduction of Ordinance

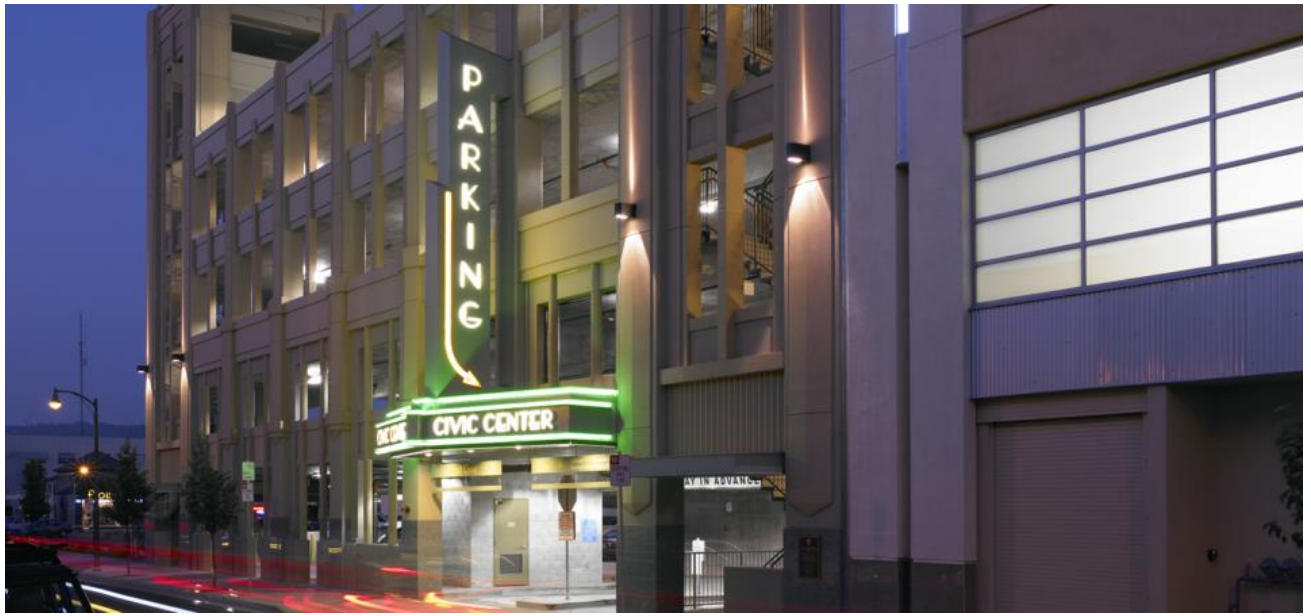
Employee Lot; and

Civic Center Parking Structure Hours of Operation

Alameda City Council Meeting
May 19, 2026

Items to Discuss

- Background
- Survey Results & Occupancy Data
- Proposed Ordinance
- Next Steps
- Recommendation



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Alameda City Council Meeting
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About the Civic Center Parking Structure

Civic Center Garage – April 2026

- Parking facility that serves downtown businesses and public.
- The facility cannot currently be physically closed overnight.
- Improvements and security enhancements that will allow overnight closure.
- Ordinance establishes the legal authority needed to set and enforce hours of operation once improvements are complete.

What the Data Tells Us

550+

Survey responses received

>70%

Vacancy in surrounding downtown area overnight

~3%

Avg. overnight occupancy in the garage (10 pm – 2 am)

- Survey respondents preferred closing at midnight and reopening at 6:00 a.m.
- Comparable cities reviewed: Berkeley, San Leandro, and Emeryville — most close overnight at midnight.
- Occupancy counts collected over three weeks on weekdays and weekends between 10:00 p.m. and 2:00 a.m.

Civic Center Garage, 3rd floor – April 2026

Proposed Ordinance – Two Components

Component 1 – Housekeeping Update (Section 12-2.3)

Removes an outdated reference to 2216 Lincoln Avenue as a City employee parking lot. That site no longer exists and has been redeveloped.

Component 2 – Civic Center Parking Structure Operations (Section 12-4.12)

- Authorizes the City Manager or designee to establish and modify hours of operation.
- Requires hours to be posted on-site.
- Makes it unlawful to park or leave a vehicle outside of posted hours without authorization.
- Vehicles left outside posted hours are subject to citation or enforcement action.

Next steps

1	**First Reading**	May 19, 2026
2	**Final Passage**	June 2, 2026
3	**Effective Date**	July 3, 2026
4	**Improvements Complete**	Staff will align new hours with completion of Civic Center Security Enhancements

Staff Recommendation

Approve the first reading of the Ordinance Amending the Alameda Municipal Code by Amending Section 12-2.3 (Location) of Article I (Parking Lots) of Chapter XII (Designated Parking) and by Repealing and Replacing Current Section 12-4.12 (Reserved) of Article I (Parking Lots) of Chapter XII (Designated Parking) in its Entirety to Authorize the City Manager or Their Designee to Establish and Modify Hours of Operation for the Civic Center Parking Structure.