

**CITY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF STREET LIGHTING**

Street Lighting Maintenance Assessment District clearance condition modifications effective February 1, 2008.

**Impact of Proposition 218 on Street Lighting Requirements for Private Development Projects**

**A PROPOSITION 218 BALLOT PROCESS IS MANDATORY FOR ALL PROJECTS REQUIRING A NEW STREET LIGHTING SYSTEM.**

Development in the City of Los Angeles that results in a discretionary action may need to provide for the construction of public improvements such as the installation of streetlights. Street lighting improvements for developments are necessary to provide illumination for vehicular and pedestrian traffic. These improvements are designed to illuminate the roadway and sidewalk adjacent to the benefiting property.

As part of the conditions on the City's discretionary action to require the installation of new streetlights, the following needs to be satisfied:

*“Prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District. “*

The Bureau of Street Lighting will initiate a Proposition 218 ballot process once the placement / type of new street light(s) are determined. The estimated time of initiation to the mailing of the ballots is 4 months. Affected property owners legally have 45 days to return their ballots to the City. Thereafter, the City will open and tally the votes.

**Positive Vote** – The Bureau of Street Lighting will electronically clear the requirement to form a Street Lighting Maintenance Assessment District. Developer / owner may proceed with the construction of the street lighting system or record the final map without delay.

**Negative Vote** – The developer / owner may not begin the construction of the street lighting system. The “B” Permit projects remains incomplete and the developer / owner **can not obtain a Certificate of Occupancy** or be permitted to **record the final map**. Thereafter, a **re-ballot** measure is possible to obtain clearance for a **Certificate of Occupancy** or to **record the final map**.

**Re-ballot** – Developer / owner may initiate re-ballot measure by paying a **fee** (pending project size) to the Bureau of Street Lighting and signing a **petition** agreeing to provide a good faith effort via the re-ballot process to pay the determined annual assessment for the operation and maintenance of the lighting system. Re-ballot measures require 3 weeks minimum to process.

**A negative vote does not waive the developer / owner requirement to construct the street lighting system. The physical street lighting requirements are based upon the Los Angeles Municipal Code or the State Subdivision Map Act and not Proposition 218. Proposition 218 requires the City to process a ballot measure so assessments may be collected from the benefiting property owners in order to operate and maintain the required streetlights.**