



Landscape Screening Requirements and Checklist

Town of Atherton
Building Department
91 Ashfield Road
Atherton, California 94027
Phone: (650) 752-0560

The purposes of this chapter are to reduce the impact of structures on neighborhoods and to provide for the maintenance of the individual privacy of homes in a neighborhood to a reasonable degree by requiring landscape screening where appropriate.

Yes or No	Is there any new construction 18' above grade
Yes or No	Any new accessory structure or addition that is 6' above grade and less than 25' from property line?
Yes or No	Is there new construction or addition 10' above grade and less than 35' from the property line?

If you answered yes to any of the above for new construction a Landscape Screening permit is required.

When required, landscape screening is required at all front, side and rear yards to reduce the visual impact of structures, and provide privacy to surrounding residents. Front yards contiguous to a street shall not require landscape screening

All trees must be in a minimum 24" box container. Larger trees may be required by the Building Official or Arborist and 15 gal trees or shrubs may be allowed at the discretion of the Building Official or Arborist.

Proposed Landscape Screening must be installed so that the structure will be adequately screened within 5 years of the date of installation by the planted trees.

Please include the following with your application:

1. Completed Building Permit Application
2. Three copies of the plot plan showing all the required Landscape Screening
3. Elevation Drawings may be required to be included in the submittal
4. All existing trees and/or shrubs to be used as credit towards Landscape Screening requirements labeled with common name, botanical name, size and height.
5. All new trees and/or shrubs to be used towards Landscape Screening requirements labeled with common name, botanical name and container size
6. For new trees and/or shrubs the proposed automatic irrigation system at the time of planting.
7. Protective measures for Heritage trees must be noted on plans
8. Must be of adequate size and spacing to insure compliance with screening requirements

The review of the application will require a site visit that is to be scheduled with the Town Arborist. After approval an inspection will be conducted once landscape screening building permit is issued.

All landscape screening must be installed approved prior to final inspection and occupancy.

See Atherton Municipal Code Section 17.50 for Landscape Screening at <http://www.codepublishing.com/CA/atherton.html>



LANDSCAPE SCREENING AGREEMENT

This Landscape Screening Agreement ("Agreement") made and entered into in duplicate by and between the Town of Atherton, a California municipal corporation, hereinafter referred to as "Town" and _____ [Name(s) EXACTLY as Recorded on Title] whose address is _____, hereinafter referred to without regard to gender or number as "Owner."

WITNESSETH

WHEREAS, Owner is the record legal owner of the subject parcel of real property and, which said premises are commonly known as:

Address Street _____ City/State/Zip _____

Assessor's Parcel Number (APN): _____

WHEREAS, Section 17.50.020 of the Atherton Municipal Code provides, among other things, that new construction exceeding eighteen feet above grade; or an accessory structure that exceeds six feet above grade and less than twenty-five feet from a property line; or an accessory structure that exceeds ten feet above grade and less than thirty-five feet from a property line shall comply with Chapter 17.50;

NOW THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Owner acknowledges that before final inspection or issuance of a certificate of occupancy (unless delay is authorized by the Building Official) that Owner has complied with Chapter 17.50, all required landscape screening shall be installed in strict accordance with Town ordinances and in conformance with those certain approved plans dated _____, hereinafter referred to as the "Approved Plans."
2. Owner agrees to maintain all required planting, new and existing, as shown on the Approved Plans, in a healthy growing condition and whenever necessary, replace said planting with plant materials approved by the Building Official to provide continued conformance with Approved Plans.
3. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto.

IN WITNESS WHEREOF the parties have signed this Agreement the day and year indicated opposite their respective signatures.

Dated: _____

Print Name _____

Signature of Owner _____

Dated: _____

Print Name _____

Signature of Owner _____