



CUPERTINO

# PRIVACY PROTECTION REQUIREMENTS

Community Development Department

10300 Torre Avenue  
Cupertino, CA 95014

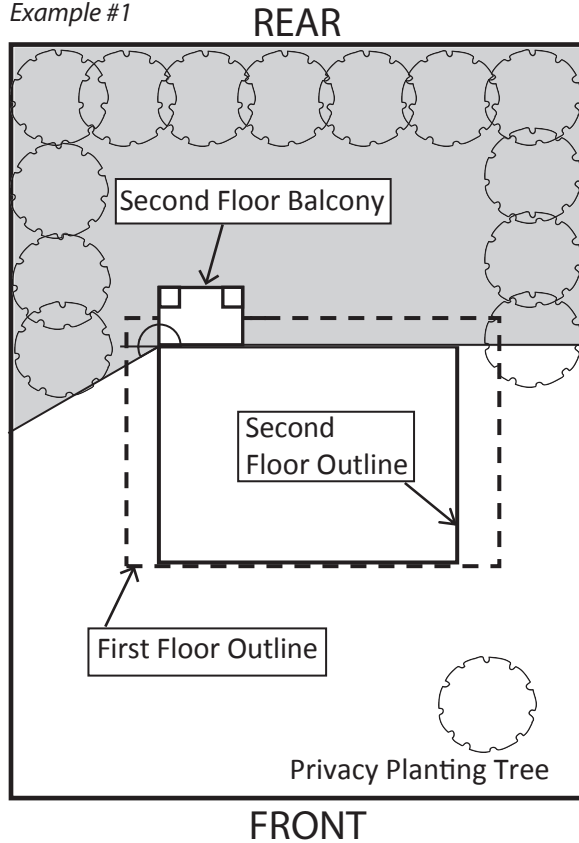
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planning@cupertino.org

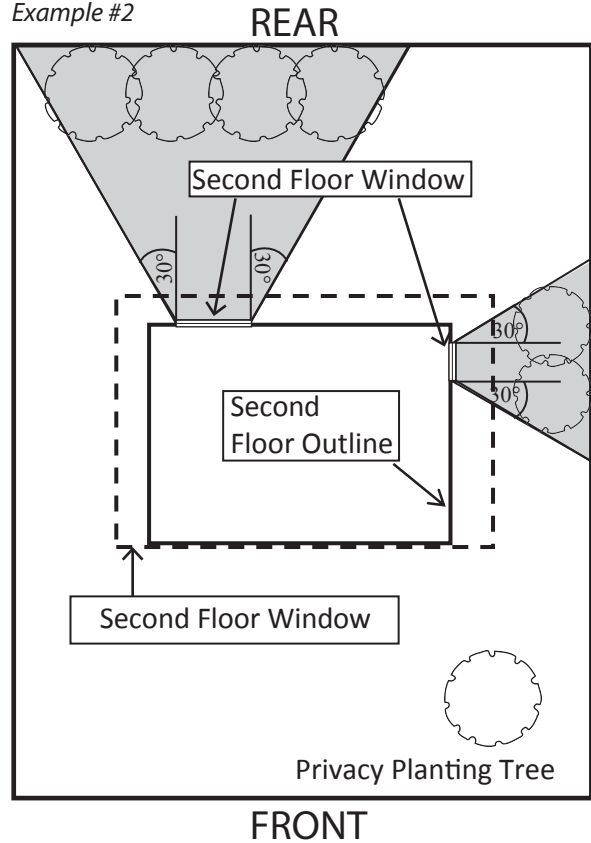
http://www.cupertino.org/planning

The purpose of these privacy protection measures is to mitigate privacy impacts and the visual mass and bulk of new two-story homes and additions. See **CMC Section 19.28.120** for privacy planting requirements and *Privacy Trees and Shrubs* handout for allowed plant species and maximum spacing requirements.

Example #1



Example #2



Plans must note prescribed thirty-degree angle from proposed second-story windows and balconies to demonstrate proper plant screening.

### Submittal Requirements:

- A planting plan that identifies the location, species, and canopy diameter of existing and proposed trees or shrubs pursuant to the requirements in CMC Section 19.28.120 (C).
- Release of Privacy Protection Measures form, if applicable.

### Prior to Final Building Inspection:

- Submit the Privacy Protection Planting Affidavit signed by a **Certified Arborist** or a **Licensed Landscape Architect**.
- Reduced 11" x 17" copy of approved planting plan.
- A covenant recorded with the Santa Clara County Recorder's Office requiring property owner maintenance of protected privacy trees.
- Schedule a Planning Inspection for privacy planting. Please note that trees and shrubs must be planted prior to issuance of a final occupancy permit.