

**RESOLUTION NO. C-17-04**

**Interpretation of Section 18.06.040(G) of the  
City of Half Moon Bay's Zoning Code  
Maximum Building Envelope – PDP-20-04**

**WHEREAS**, Section 18.06.040(G) states the requirements for the Maximum Building Envelope for all residential development within any residential zone; and

**WHEREAS**, the City Council reviewed the language of Section 18.06.040(G) of the Zoning Code to clarify the beginning point of the Maximum Building Envelope and clarify what constitutes a gable and dormer as they apply to Section 18.06.040(G)(1) of the Zoning Code; and

**WHEREAS**, the City Council considered all written and oral testimony presented for their consideration; and

**WHEREAS**, the City Council conducted a discussion at a public hearing to clarify what constitutes a gable and dormer and the interpretation of the beginning point of the Maximum Building Envelope on June 1, 2004, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission held public hearings on subject and forwarded their recommendation to the City Council in the form of resolution P-12-04; and

**NOW, THEREFORE, BE IT RESOLVED** that, based upon the written and oral testimony included in this discussion, the City Council adopts the interpretation that the Maximum Building Envelope begins at a plane in the airspace 10 feet above the side property lines and in the airspace 16 feet above the front and rear setback lines. This interpretation does not permit the Maximum Building Envelope to begin on the ground. The City Council further determines that a dormer is a structure projecting from a sloping roof usually housing a window or ventilating louver and that the exterior face of the dormer is recessed from the first floor sheer wall. The Council determines that a gable, which is permitted to project outside of the Maximum Building Envelope, is the triangular wall section formed by the two slopes of a roof above the eaves. It is resolved that any portion of a sheer wall that is crowned by a gable but is below the eaves is not permitted to project outside of the Maximum Building Envelope. This resolution shall not be construed to permit projections outside of the Maximum Building Envelope more than allowed by Section 18.06.040(G)(1) of the Zoning Code.

**PASSED AND ADOPTED** as a Resolution of the City of Half Moon Bay at a regular City Council meeting thereof held on June 1, 2004.

\* \* \* \* \*

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly passed and adopted by the City Council of the City of Half Moon Bay, San Mateo County, California, at the meeting thereof held on June 1, 2004, by the following vote of the members thereof:

AYES, and in favor thereof,  
Councilmembers:

Grady, McCausland, Taylor, Fraser & Mayor Ferreira

NOES, Councilmembers:

\_\_\_\_\_

ABSTAIN, Councilmembers:

\_\_\_\_\_

ABSENT, Councilmembers:

\_\_\_\_\_



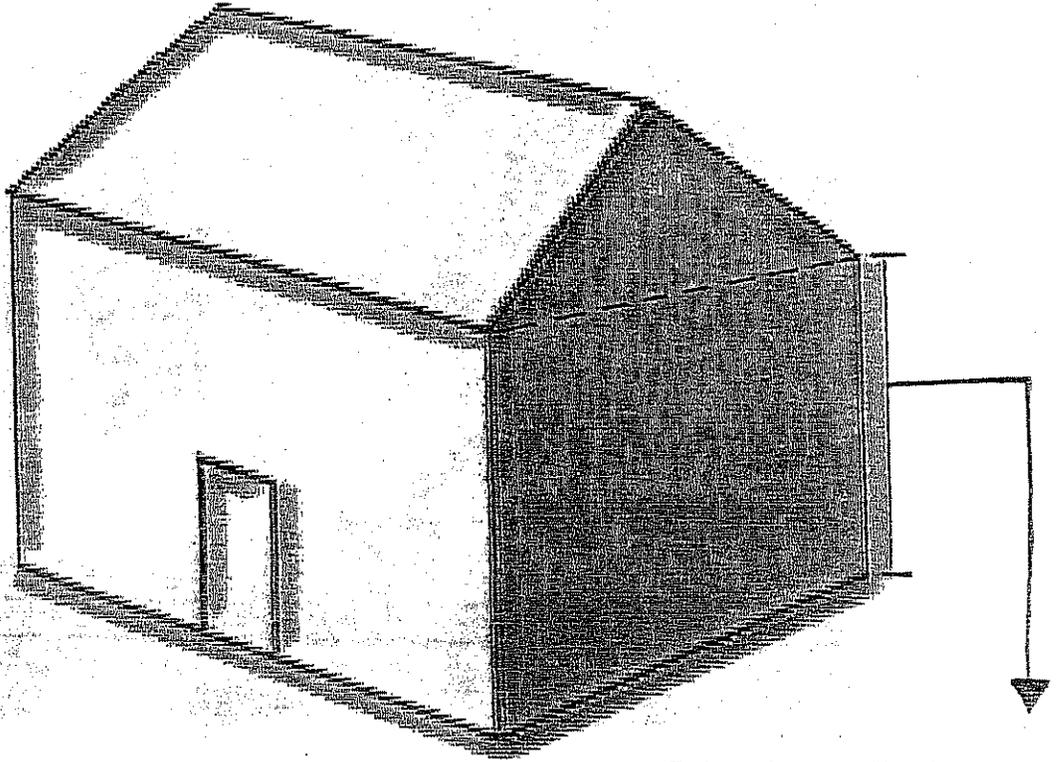
Mike Ferreira, Mayor  
City of Half Moon Bay

ATTEST:



Dorothy R. Robbins, City Clerk

PASSED AND ADOPTED AT THE  
COUNCIL MEETING OF  
6-1-04  
DR  
CITY CLERK



Below the eave line is not permitted  
to project outside of the Building Enve

Gable



