



COMMUNITY DEVELOPMENT DEPARTMENT

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

Supervisor District # 5: Jaron Brandon

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www.tuolumnecounty.ca.gov

Date: September 30, 2025
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: LUNR-25-22

Assessor's Parcel Numbers: 003-330-007

The Community Development Department appreciates your participation in the land development process in Tuolumne County. Your early input helps identify and address potential issues, supporting an informed project review.

Applicant/Owner: Jared Malone (Applicant) / Bill Henington (Owner)

Project: Historic Conditional Use Permit LUNR-25-22 to allow a 241± square foot addition consisting of a kitchen and bathroom to an existing building. The project site is a 5,227.2± square foot parcel zoned C-1:D:HDP:MX (General Commercial: Design Review: Historic Design Preservation: Mobilehome Exclusion Combining) district under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Location: The project is located at 18280 Main Street, approximately 55 feet west of the intersection of Main Street and Willow Street in the community of Jamestown. Within a portion of Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian.
Assessor's parcel number: 003-330-007.

Additional Information:

1. Applicant is proposing a restaurant type use which is a permitted use and not within the scope of this application.
2. The construction consists of exterior alterations that require the applicant to obtain a historic conditional use permit, as the parcel has the combining zoning of :H and :HDP.
3. Attached are the building plans, and colored elevations. The new siding is proposed to be fiber cement board and batten. The building is proposed to be painted Benjamin Moore Swiss Coffee.
4. Full-size elevation can be found online under the Planning Department Stakeholder webpage.

Zoning: C-1:D:HDP:MX

General Plan: General Commercial (GC)

Access: Main Street

Sewage Disposal Method: Jamestown Sanitary District

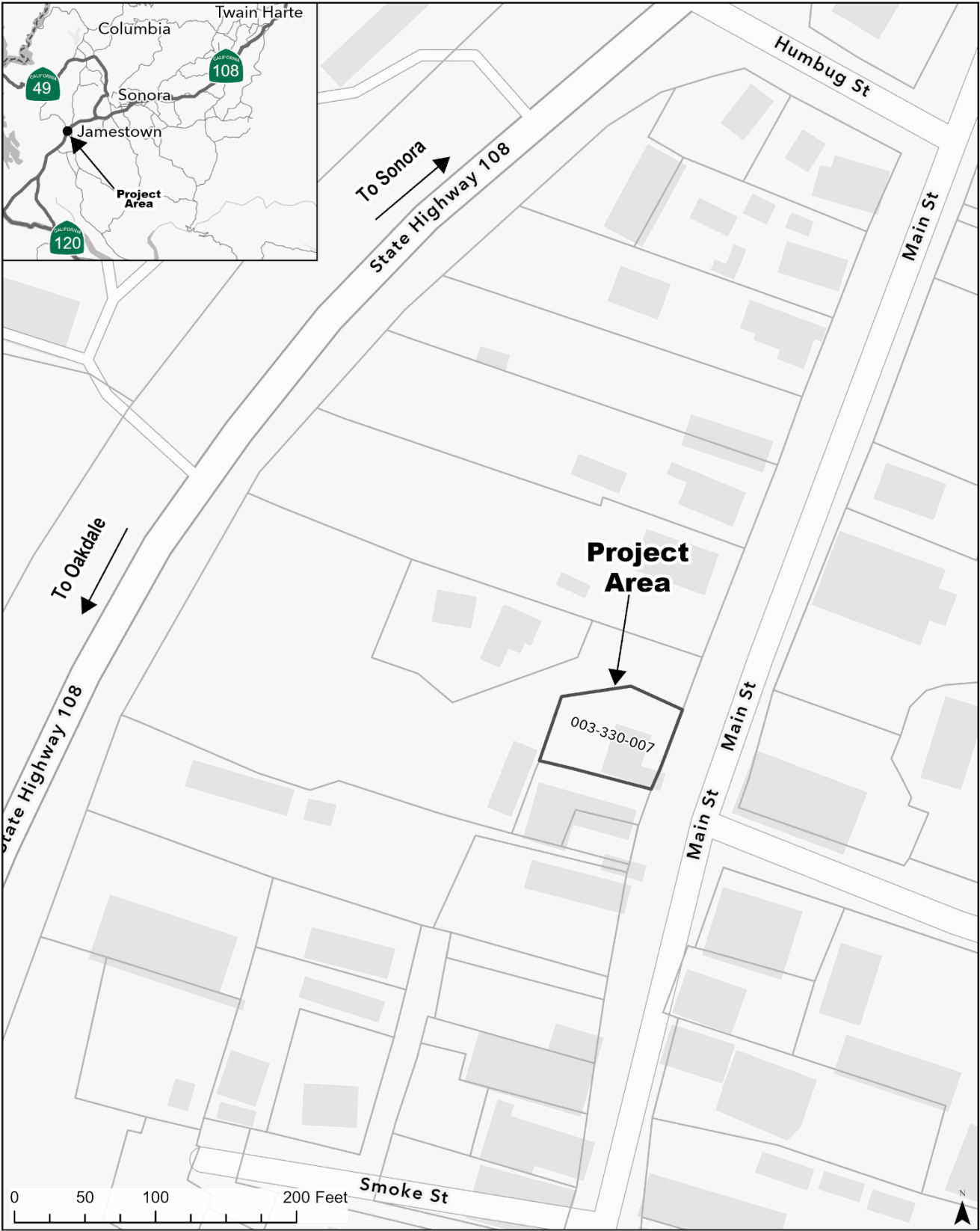
Water Source: Tuolumne Utilities District

Fire Hazard Rating: High

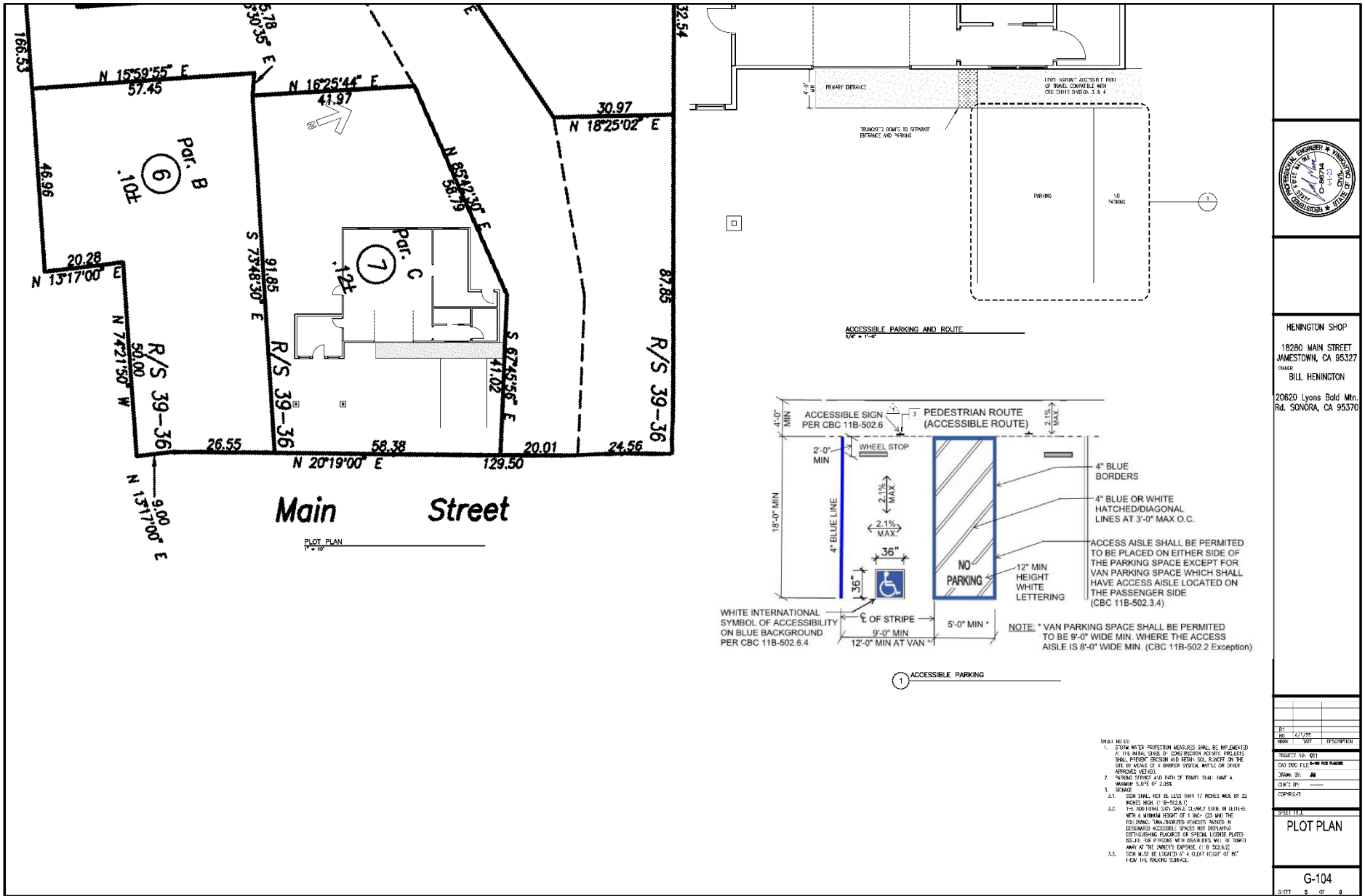
Please return your comments to the CDD by **October 14, 2025**.

Staff Contact: Cheydi Smith
Phone: (209) 533-5613
Email: clsmith@co.tuolumne.ca.us

LUNR 25-22



Attachment 2: Site Plan, Floor Plan, Elevations, Color Elevations





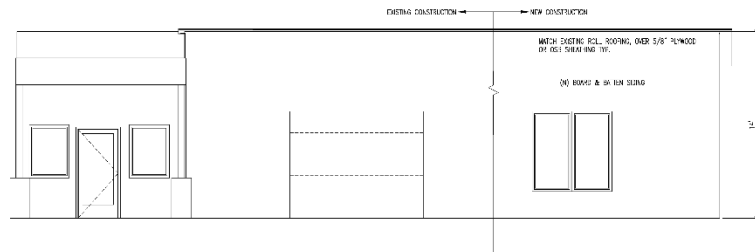
HENINGTON
18280 MAIN STREET
OWNER
BILL HENINGTON
20620 Lyons Bald
Mtn. Rd.

DATE 4/7/20
BY JCL

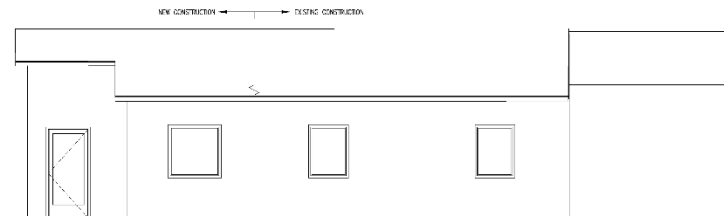
PROJECT NO. 011
SHEET NO. 11 OF 11
DRAWN BY JCL
CHECKED BY
COMPILED BY

SHEET TITLE
ELEVATIONS

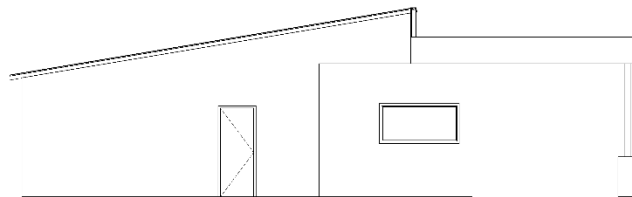
A-103
SHEET 8 OF 8



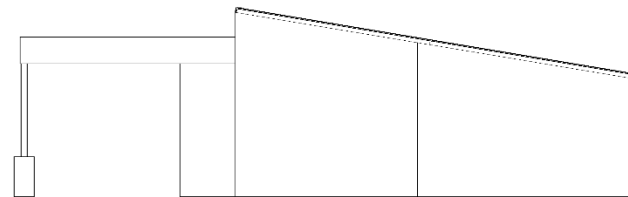
FRONT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



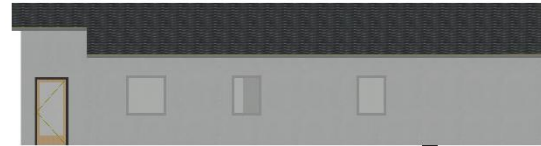
LEFT ELEVATION
3/16" = 1'-0"



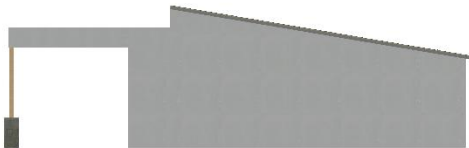
RIGHT ELEVATION
3/16" = 1'-0"



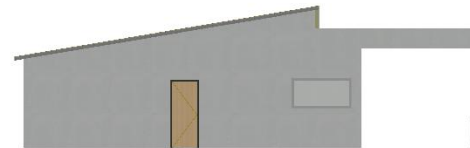
FRONT
VaporShield



BACK
VaporShield



RIGHT
VaporShield



LEFT
VaporShield

SHOOT NOTES:
1. SHOWING TO BE FURGEVENT
BOARD AND BALTEN
2. BUILDING TO BE PAINTED BENJAMIN
MOORE SWISS COFFEE



HENNINGTON
18280 MAIN STREET
OWNER:
BILL HENNINGTON
20620 Lyons Bald
Mtn. Rd.

BY	4/7/25
DATE	4/30/2025
PROJECT NO.	011
DATE AND TIME	4:45 PM
SCALE	1/4" = 1'-0"
DATE	4/7/25
DATE	4/7/25

SHEET TITLE
COLOR
ELEVATIONS

A-104
SHEET 9 OF 9