

TREANORHL

SAN JOSÉ BUDDHIST CHURCH BETSUIN, SAN JOSÉ, CALIFORNIA IMPACT ANALYSIS

DRAFT

OCTOBER 30, 2024



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1. INTRODUCTION

David J. Powers and Associates has engaged TreanorHL in reviewing a proposed project to determine if it would result in a substantial adverse change in the significance of or cause an impact to the eligible Japantown Historic District and its contributor at 639 N. 5th Street, which is considered a contributing resource as defined by the California Environmental Quality Act (CEQA) Guidelines 15064.5(b). In addition to 639 N. 5th Street, the project also involves the properties at 624 N. 4th Street, 642 N. 4th Street, and 645 N. 5th Street. The proposed project was evaluated for its potential impact on these properties as well.

2. SUMMARY OF FINDINGS

Overall, the changes proposed by the new project would not cause a significant impact to the eligible Japantown Historic District. Although the project proposes the demolition of a contributor, 639 N. 5th Street, it will be replaced with two buildings that continue the cultural themes of the Japantown Historic District. Implementing the recommended mitigation measures will reduce the impact on the eligible Historic District to a level of less-than-significant within the eligible Historic District.

3. METHODOLOGY

TreanorHL conducted a site visit on April 29, 2022, to verify the existing conditions, historic features, and historic significance of the four properties. The following documents were also reviewed:

- Historic Resource Evaluation for 624 N. 4th Street, 642 N. 4th Street, 639 N. 5th Street, and 645 N. 5th Street, completed by TreanorHL in June 2024
- Historic Resource Evaluation Summary for 624 N. 4th Street, 642 N. 4th Street, 639 N. 5th Street, 645 N. 5th Street, and 639 N. 6th Street, completed by TreanorHL in June 2019
- Historic Resources Assessment Review for 624 N. 4th Street, 642 N. 4th Street, 639 N. 5th Street, 645 N. 5th Street, and 639 N. 6th Street, completed by TreanorHL in May 2022
- 2004 and 2006 *San José Japantown Historic Context and Intensive Survey* by Carey & Co.
- 2004, 2006, and 2022 DPR forms

4. HISTORIC SIGNIFICANCE SUMMARY

The properties at 624 N. 4th Street, 642 N. 4th Street, 639 N. 5th Street, and 645 N. 5th Street were reviewed in the Historic Resources Evaluation dated June 24, 2024 and were found to not be individually eligible for listing on the California Register of Historic Resources (CRHR) or as San José City Landmarks. The building at 639 N. 5th Street is a contributor to the eligible Japantown Historic District, as determined in the *San José Japantown Historic Context and Intensive Survey*, completed in 2006 by Carey & Co.

As described in the Department of Parks and Recreation Primary Record (DPR form) for San José's Japantown, dated October 2006, the district is significant for its cultural ties to the Japanese community. The theme of significance was broadly identified as Cultural Neighborhood Development, but the subthemes of Architecture & Shelter, Agriculture, Commerce, Religion and Education, and Social, Arts and Recreation also apply. These subthemes reflect an element of cultural identity associated with Japanese and Japanese-American history and tradition.

The period of significance was identified as c. 1890, marking the arrival of a large number of Japanese immigrants to the Santa Clara Valley; to 1967, the year Norman Mineta was elected as mayor of San José. This

event was significant because it symbolized the integration of Japanese-Americans into the larger, mainstream, realm of society.

San José's Japantown is one of three examples of an intact Japantown communities in California. The area developed with a rich cultural identity defined by its predominantly Japanese and Japanese-American residents. Along with landscaping elements, plaques, and street furniture, residential, commercial, and cultural buildings within a roughly 10 block area contribute to the district. Many of these buildings provided Japanese goods and social and cultural activities.¹

5. REGULATORY FRAMEWORK²

CEQA

When a proposed project may adversely affect a historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). CEQA explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

6. PROPOSED PROJECT

The approximately 1.17-acre site is comprised of six parcels (Assessor's Parcel Numbers (APN) 249-41-009, -022, -023, -024, -025, and -075) located between North Fourth Street and North Fifth Street in the City of San José. The project site is currently developed with an existing two-story classroom building and four, one-story single-family residences. As proposed, the project applicant would demolish the existing structures at 624 N. 4th Street, 642 N. 4th Street, 639 N. 5th Street, and 645 N. 5th Street; and construct a larger school structure. The applicant proposes a two-story building which would include classrooms, administrative areas, a multipurpose room, a library, a conference room, and storage space. The building would have a maximum height of 26 feet and two inches. In addition, the project would include a shed structure that would be separate from the building. A total of 53 surface parking spaces would be provided along the northern and western portion of the site.³ Additionally, a playground is planned at the core of the site.

The proposed project includes the demolition of a contributing resource to the eligible Japantown Historic District, 639 N. 5th Street. Additionally, the building at 639 N. 5th Street is not considered individually significant

¹ Carey & Co. Inc. *San José Japantown. Department of Parks and Recreation Primary Record.* October 10, 2006.

² TreanorHL reviewed WRNS Studio, *Urban Catalyst, Icon Echo – Office & Residential San José, CA, Special Use Permit Resubmittal* dated November 5, 2021. See appendix for full set.

³ Email correspondence with Fiona Phung, Project Manager, David J. Powers & Associates, August 8, 2023.

under any national, state or local criteria. The properties at 624 N. 4th Street and 642 N. 4th Street are listed as an Identified Site/Structure on the local inventory. While the City of San José deems Identified Site/Structure as important local resources, they are not considered significant historical resources under CEQA.⁴ See appendix for proposed project drawings.

7. POTENTIAL IMPACTS ANALYSIS AND RECOMMENDED MITIGATION MEASURES

The project proposes to demolish the structure at 639 N. 5th Street, which is a contributor to the eligible Japantown Historic District. The eligible Japantown Historic District qualifies as a historical resource under CEQA. The building has not been individually listed on, or determined individually eligible for the California register. Therefore, potential impacts will be to the eligible Japantown Historic District, in the form of new construction in the district and potential cumulative impacts to the district.

The following section describes 4 potential impacts that were identified for the proposed project. Listed after each impact is a recommended mitigation measure. As outlined below, Potential Impact 1, Potential Impact 2, Potential Impact 3, and Potential Impact 4 are applicable for the building at 639 N. 5th Street. To address the Potential Impacts, the Recommended Mitigation Measure 1, Recommended Mitigation Measure 1a, and Recommended Mitigation Measure 3 should be undertaken.

Potential Impact 1: Impacts to existing the contributing resource

None of the buildings proposed for demolition as part of the project are identified as individually significant historic resources, therefore no significant adverse impacts will occur. However, since 639 N. 5th Street, a contributing resource to the district, is being demolished, it is recommended that the mitigation measures listed below be implemented.

The eligible Japantown Historic District is a cultural district that draws its significance primarily through its association with the Japanese community and their history in the neighborhood and is less reliant on the architectural significance of the contributing buildings. While the residential buildings will be demolished, the site will maintain its cultural associations through the new construction for the Buddhist Church Betsuin. An impact to the district will occur, however with the recommended mitigation measures, the impact will be mitigated to a less-than-significant level.

The existing two-story building at 639 N. 5th Street currently functions as a classroom building, and with the proposed project, a similar two-story classroom building will be constructed. The use and function, and association to the Japanese community will be maintained with the new project.

Recommended Mitigation Measure 1: Relocation or Salvage

If the project applicant or third party agrees to relocate the structure, the following measures are recommended:

1. The Director of Planning or Director's designee, based on consultation with the City's Historic Preservation Officer, should determine that the receiver site is suitable for the building.
2. Prior to relocation, the project applicant or third party should hire a historic preservation architect and a structural engineer to undertake an existing condition study that establishes the baseline condition of the building prior to relocation. The documentation should take the form of written descriptions and visual

⁴ City of San José, *Draft Environmental Impact Report, 237 Industrial Center Project* (June 2017), 120.

illustrations, including those character-defining physical features of the resource that convey its historic significance and should be protected and preserved. The documentation should be reviewed and approved by the City's Historic Preservation Officer prior to the structure being moved. Documentation already completed should be used to the extent possible to avoid repetition in work.

3. To protect the building during relocation, it is recommended that the project applicant or third party engage a building mover who has experience moving similar historic structures. A structural engineer should also be engaged to determine if the building needs to be reinforced/stabilized before the move.
4. Once moved, the building should be repaired and restored, as needed, by the project applicant or third party in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In particular, the character-defining features should be restored in a manner that preserves the integrity of the features for the long-term preservation of these features.

Upon completion of the repairs, a qualified architectural historian should document and confirm that renovations of the structure were completed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and that all character-defining features were preserved. The project applicant should submit a memo report to the City's Historic Preservation Officer documenting the relocation.

Salvage: If the project applicant and/or no third party does not undertake relocation of the structures, it is recommended they be made available for salvage companies, facilitating the reuse of historic building materials. The time frame available for salvage should be established by the City's Historic Preservation Officer. The project applicant should provide evidence to the City's Historic Preservation Officer that this condition has been met prior to the issuance of demolition permits.

Recommended Mitigation Measure 1a: Commemoration and Public Interpretation

Since the proposed project requires the demolition of historical resources within the eligible Historic District, the creation of an interpretive program, exhibit or display of the Japantown neighborhood is recommended. With the help of an experienced professional, the project sponsor should prepare a permanent exhibit/display of the history of Japantown including, but not limited to, video or interactive media that features historic photographs, interpretive text, or drawings. The exhibit/display should be placed in a suitable, publicly accessible location on the site near the public right-of-way or at a public repository, such as the San José Public Library or a dedicated website.

Since no Historic American Buildings Survey (HABS) of 639 N. 5th Street is suggested, the DPR forms created as part of the Historic Resource Evaluation should be filed with the City of San José. The forms include the narrative and recent photos of the building and document its current condition and historic uses.

Potential Impact 2: Impacts to the eligible Japantown Historic District

The proposed project would demolish a contributor, 639 N. 5th Street, to the eligible Japantown Historic District. Although 66 contributors were identified in the 2006 *San Jose Japantown Historic Context and Intensive Survey* completed by Carey and Co., 65 buildings are extant since the building at 535 N. 5th Street was demolished in 2007. The building at 520 N. 5th Street underwent extensive remodeling since the 2006 survey, while many other buildings were noted to have had minor alterations. Overall, the district, with its 65 extant contributors,

maintains sufficiently historic integrity to convey its significance as determined in the initial evaluation completed in 2004 and 2006.⁵

The current two-story building at 535 N. 5th Street houses the Japanese American Museum of San Jose and replaced a one-story stucco and brick-clad residential building that functioned as a community and museum space. The demolition of the residential building at 535 N. 5th Street does not detract from the eligible district because its replacement serves the Japanese community and highlights Japanese history in San Jose. The building references *Minka* residential buildings of Japan, which aligns with the references to Japanese architecture, landscaping, and overall character of the eligible district.

The removal of the building at 639 N. 5th Street would not, in and of itself, materially alter the district's integrity or eligibility for the National Register, as the district would maintain over 96% of its identified contributors. Additionally, the district would maintain its physical characteristics and continue to convey its historic significance. No specific style unifies the area, and the district is composed of some early 20th and mid-century buildings, generally 3 stories or less in height. According to the DPR form for the district, completed in 2006, many of the buildings have undergone some level of alteration. Also noted in the DPR form is that the architecture of the district exhibits decades of evolution and use. While the project proposes to demolish the two-story classroom and office building, a new two-story building will be constructed in its place and serve the same function.

As described earlier in the report, the eligible Japantown Historic District is primarily a cultural district united by its associations with the Japanese community and their history in the neighborhood. The new project proposes replacing one contributing building with a two-story classroom building, a one-story storage and workshop building, a surface parking lot, and playground; however, the use will continue to serve the Buddhist Church and, more broadly, the Japanese community. Overall, the project preserves the cultural use of the site and neighborhood, aligning with the themes of the eligible Historic District. Therefore, no significant adverse impacts will occur with the loss of 639 N. 5th Street upon the eligible Historic District.

Recommended Mitigation Measure 2: None required.

Potential Impact 3: Impacts of new construction to nearby contributing and historic resources

Development under the proposed project could potentially impact nearby historic resources. Identified in the list and map below are historic resources within 200 feet of the project site. Construction-related effects from demolition, excavation, foundation, structure, and other activities, such as vibration, could impact the historic buildings. Recommended Mitigation Measure 1 would reduce this potentially significant impact to a less-than-significant impact on the historic resources.

With implementation of Measure 3, the potential for project construction-related impacts to the identified historical resources would be reduced to less-than-significant.

Recommended Mitigation Measure 3: Historical Resources Protection Plan (HRPP)

A Historical Resources Protection Plan (HRPP) should be implemented to protect the historic features of the resources within 200 feet, from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project sponsor should, prior to issuance of public works clearance, including any ground-disturbing work, prepare a plan establishing

⁵ Carey & Co. Architecture Inc. *San José Japantown Historic Context and Survey, Phase II*. October 10, 2006.

procedures to protect these resources. The project sponsor should ensure the contractor follows this plan while working near these historical resources.

The plan should be prepared by a qualified historical architect and is subject to review by the City's HPO. At a minimum, the plan should include:

- guidelines for operation of construction equipment adjacent to the historical resources,
- means and methods to reduce vibrations from excavation and construction,
- requirements for monitoring and documenting compliance with the plan, and,
- education/training of construction workers about the significance of the adjacent historical resources.

Listed below are district contributing properties and historic resources within 200 feet of the parcel lines of the project site.⁶ Additional information is given regarding the status of the properties according to San José Historic Resources Inventory.

- 609 N. 4th Street (Identified Structure)
- 611 N. 4th Street (Identified Structure)
- 612 N. 4th Street (Identified Structure)
- 619 N. 4th Street (Identified Structure)
- 623 N. 4th Street (Contributing Structure)
- 624 N. 4th Street (Identified Structure)
- 642 N. 4th Street (Identified Structure)
- 646 N. 4th Street (Identified Structure)
- 660 N. 4th Street (Identified Structure)
- 667 N. 4th Street (Identified Structure)
- 668 N. 4th Street (Identified Structure)
- 669 N. 4th Street (Identified Structure)
- 605-607 N. 5th Street (Contributing Structure)
- 630 N. 5th Street (Contributing Structure)
- 640 N. 5th Street (Contributing Structure, Individually eligible CRHR & NRHP)
- 649 N. 5th Street (Contributing Structure)
- 650 N. 5th Street (Contributing Structure)
- 655 N. 5th Street (Contributing Structure)
- 659 N. 5th Street (Contributing Structure)
- 662 N. 5th Street (Contributing Structure)
- 665 N. 5th Street (Contributing Structure)
- 127 Jackson Street (Contributing Structure)
- 131 Jackson Street (Identified Structure)
- 169-171 Jackson Street (Contributing Structure)
- 175 Jackson Street (Identified Structure)
- 193 Jackson Street (Contributing Structure)
- 197 Jackson Street (Contributing Structure, Structure of Merit)
- 201 Jackson Street (Contributing Structure)
- 205 Jackson Street (Contributing Structure)
- 215-221 Jackson Street (Structure of Merit)

⁶ 624 N. 4th Street is an Identified Structure.

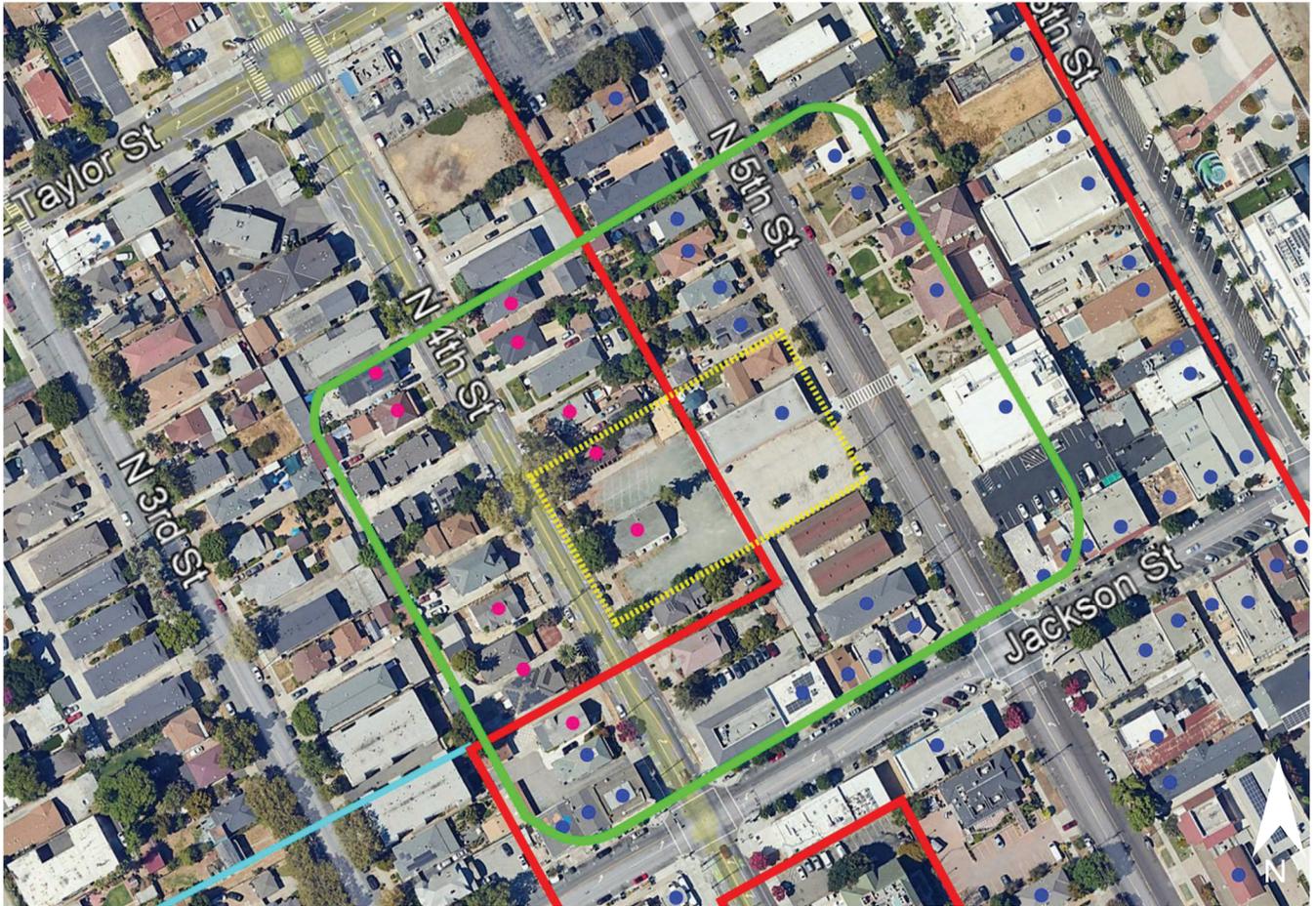


Figure 1. The project site is outlined in dashed yellow. Boundary lines of the eligible National Register Japantown Historic District outlined in red, while the City Landmark boundaries includes the red outline and the extended area outlined in cyan. The 200-foot radius of the subject property is identified with a green outline, district contributors within 200 feet of the project site identified with blue circles and other listed HRI properties identified with pink circles (Google Earth, March 2022).

Potential Impact 4: Impacts of new construction to the eligible Japantown Historic District

The proposed project would introduce a new two-story building and a new one-story building into the eligible Historic District. The two-story building would have classrooms, administrative areas, a multipurpose room, a library, and conference room; and the one-story building consists of a workshop and storage space. Within the eligible Historic District, contributing resources range between one and three stories in height, and are a mix of residential and commercial. Upon completion, the new buildings would match the heights and use of the buildings in the eligible Historic District.

The exterior of the buildings will be clad in fiber cement board and wood-textured fiber cement board. The two new buildings would not have a drastically different architectural character from the existing buildings in the eligible Historic District. The new structures are relatively simple in design and would not significantly alter the physical characteristics of the historic district that convey its historic significance.

The buildings' height in relationship to both nearby contributing resources and newer developments, and the use of materials are in keeping with the residential and commercial character of the historic district. The proposed project would not result in effects that would impair the historic district's eligibility for listing in the National Register, California Register, local register, or historical resource survey.

The proposed project would maintain the cultural and educational use and association of the site. The proposed two-story classroom building replaces the existing two-story classroom building and would still be used by the Buddhist Church. Thus, the proposed project would have no adverse effects on the historic district.

Recommended Mitigation Measure 4. None recommended.

While the other properties are considered historic resources per CEQA, several are listed on the HRI as identified structures, and it is recommended that potential impacts/mitigation measures (as discussed below) are considered as conditions of approval for the project.

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

As 639 N. 5th Street is a contributor to the eligible Japantown Historic District, the proposed project is analyzed for impacts on the district through the *Secretary of the Interior's Standards for Rehabilitation*.

Of the four prescribed treatments for historic properties outlined in the Standards, Rehabilitation provides the most appropriate set of standards for the subject project. Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The project proposes the demolition of 639 N. 5th Street. Constructed between 1955 and 1956, the building was built for the San Jose Buddhist Church Betsuin, and was first used as a hostel and social hall, and later was used as classrooms and office space. The building has served as an educational building since this change and has remained primarily used by the Japanese community in San Jose. The project proposes the demolition of this building; however a new two-story educational building will be constructed in its place. Along with functioning as a community gathering space, the new building will hold classrooms and administrative offices. The new construction will still be associated with the San Jose Buddhist Church Betsuin and serve the Japanese community in San Jose.

Although the extant building at 639 N. 5th Street, with its educational and community uses will be demolished, a new building will serve the same purposes as a school, office, and community gathering place. The proposed project will be in compliance with Rehabilitation Standard 1.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The loss of a contributing resource will have a minimal effect on the overall historic character of the district. Over 96% of the district remains to convey a unified entity. Along with the one- to three-story commercial and residential buildings, and landscape features, the overall spaces, spatial relationships, and district features will be retained. The proposed project will not cause an impact to the remaining contributors. The proposed project will be in compliance with Rehabilitation Standard 2.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Despite the loss of a contributing resource, the historic district will continue to be recognized as a physical record of its time, place and use. The proposed project will be a contemporary design without conjectural historical features. The proposed project will be in compliance with Rehabilitation Standard 3.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The eligible Japantown Historic District has contributing resources spanning its history in the late 19th and early 20th centuries. Some of these properties have changed over time, but the district retains its rich cultural heritage, as evidenced in its remaining buildings, structures, and landscapes. The proposed project will add a compatible addition to the district, which, over time, may acquire its own historic significance. The proposed project will be in compliance with Rehabilitation Standard 4.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The materials, features, finishes, and construction techniques that characterize the district will remain. The new construction will include one- and three-story buildings, clad in fiber cement board. The buildings are simple and contemporary in design. The new structures are simple and contemporary in design, not detracting from the historic character of the eligible historic district. The proposed project will be in compliance with Rehabilitation Standard 5.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project does not include repair of deteriorated historic features on other properties in the historic district. The contributing resource at 639 N. 5th Street will be removed and replaced by a contemporary building similar in height, scale, massing; while the storage and workshop building is comparable in size, scale, and massing to one-story structures in the district. The proposed project will be in compliance with Rehabilitation Standard 6.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatments are proposed in the historic district. The proposed project will be in compliance with Rehabilitation Standard 7.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archeological resources on the property. However, should any be encountered during the course of the project, a professional archeologist will be contacted and the resources documented. Therefore, the proposed project complies with Standard 8.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project calls for demolition of the existing two-story classroom building at 639 N. 5th Street. The new construction of buildings, a surface parking lot, a courtyard, and playground area will be sited on the parcels of the existing buildings.

As described in the San José Japantown DPR form, completed in October 2006, the district's architecture is described as eclectic, illustrating different eras of the growth of the Japanese-American community. The project proposes a two-story building for classroom and administrative offices, and a small one-story building for storage and workshop uses.

The new construction will be compatible with the district, since the new two-story building is similar in scale and massing to the existing building at 639 N. 5th Street. The existing building features a large rectangular footprint and is oriented on the site with the short ends parallel to the N. 4th and 5th streets. The new building is also two stories, minimal in ornament, and similar to the existing building in height and width. Although the new building will be sited in a different location on the parcels, it will be oriented the same way.

The new two-story building is differentiated from the old in the use of materials and window configuration. The new building features a flat roof, however it has less Japanese-inspired architectural details, differentiating it from the old design. The cladding will be wood-textured fiber cement board, exposed glulam beams and cross laminated timber, and will have an aluminum storefront system. The windows are full-height and are staggered between the first and second floors. The new one-story building at the rear of the parcel does not recall the architectural styles of any of the existing buildings. It features a flat roof with several door openings and is overall utilitarian in design.

The proposed project features a surface parking lot that runs along the north and west boundaries of the project site. The buildings and parking lot center around a preschool play area and an area of greenery accessed by a walkway. According to the San José Japantown DPR form, landscaped yards are a distinctive element of the eligible Historic District.⁷ Particularly prominent in front of churches and cultural buildings, trees, flowering plants, and shrubs were often used amongst stones, pebbles, sand, dirt, or gravel.⁸ The proposed project includes various trees and shrubs along the northeast and northwest edge of the project site along the sidewalk on N. 5th Street and the parking lot. Trees and shrubs are also placed around the site, between the buildings and play areas. The courtyard is a focal point for landscaping, and features furniture and additional areas of greenery, composed of more

⁷ Carey & Co. Inc. *San José Japantown Historic Context and Intensive Survey. Appendix D: California Parks and Recreation 523 D (District) Record* (October 10, 2006), page 3 of 8.

⁸ Carey & Co. Inc. *San José Japantown Historic Context and Intensive Survey. Appendix D: California Parks and Recreation 523 D (District) Record* (October 10, 2006), page 3 of 8.

varieties of trees and shrubs. The play area is fenced and placed away from the sidewalk, out of view from the street.

The overall layout of the project site will not destroy the spatial relationships that characterize the district. The proposed buildings match the existing buildings in the district in scale and massing; and are still differentiated through design and use of materials. While sparse, several surface parking lots already exist within the district. The proposed project will be in compliance with Rehabilitation Standard 9.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed project will construct two new detached buildings with ample setbacks from adjacent properties. If they are removed in the future, the essential form and integrity of the historic district would be unimpaired. The proposed project will be in compliance with Rehabilitation Standard 10.

Integrity

A property's significance relates to its role within a specific historic context, and its integrity refers to "a property's physical features and how they relate to its significance."⁹ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows the seven aspects of integrity identified below under the NRHP Criteria.¹⁰

Location is the place where the historic property was constructed or the place where the historic event occurred...

Design is the combination of elements that create the form, plan, space, structure, and style of a property...

Setting is the physical environment of a historic property...

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...

Association is the direct link between an important historic event or person and a historic property.¹¹

The proposed project would introduce a new two-story building and a new one-story building into the eligible Historic District. The two-story building would have classrooms, administrative areas, a multipurpose room, a library, and conference room; and the one-story building consists of a workshop and storage space. The proposed project and the new structures could have an effect on the integrity of the eligible Japantown Historic District. Accordingly, an integrity analysis of the proposed project is found below.

⁹ *How to Apply the National Register Criteria for Evaluation*, 44.

¹⁰ *Ibid.*, 1.

¹¹ *Ibid.*, 44-45.

Location

The eligible Japantown Historic District will retain its boundaries, and all remaining properties will be in their same locations.

Design

Within the eligible Historic District, contributing resources range between one and three stories in height, and are a mix of residential and commercial. Upon completion, the new buildings would match the heights and use of the buildings in the eligible Historic District. According to the historic context survey of Japantown completed in October 2006, "These numerous mid-century modern buildings clearly represent the post-World War II resettlement era and are the strongest element of architectural integrity in Japantown."¹² The physical environment of the eligible Historic District remains through design features outside of the buildings. The eligible Historic District is also defined by its topographical features and vegetation. The district would retain integrity of the architectural and landscape elements with the addition of the new buildings.

The proposed project includes landscaping: embedded boulders, cast-in-place concrete steppers, a Japanese Garden (to be added in a future phase), a courtyard plaza with trees and shrubbery in wooden planter boxes, and a playground. These elements will be placed around the project site, with the focus being in the center, adjacent to the new two-story building.

Setting

Setting refers to the character of the place in which the property played its historic role. Japantown still retains a character defined by the Japanese-American community that existed in the area since the early 20th century. Japanese-American businesses, residential buildings, and cultural sites exist within the ten-block boundary of the district. This overall characterization of the district would remain.

Materials

The exterior of the buildings will be clad in fiber cement board and wood-textured fiber cement board. The two new buildings would not have a drastically different architectural character from the existing buildings in the eligible Historic District. The new structures are relatively simple in design and would not significantly alter the physical characteristics of the historic district that convey its historic significance.

Workmanship

In 2006 the historic context for the eligible Historic District noted it is composed of one- and three-story vernacular buildings, many of which have received alterations over the years, which is not particularly illustrative of outstanding workmanship. The new construction follows contemporary methods of construction and finishes and will not affect the workmanship of the district. With the loss of the two buildings, the district will still convey its historic significance.

Feeling

Feeling results from the presence of physical features that, taken together, convey historic significance. Contributing resources within the district range between one and three stories in height and are a mix of residential and commercial. Upon completion, the new construction of one- and two-story buildings would match the heights and use of the buildings in the eligible Historic District. As the cladding materials vary throughout the district, the fiber cement board cladding of the new construction would match.

¹² Carey & Co. Inc. *San José Japantown Historic Context and Intensive Survey. Appendix D: California Parks and Recreation 523 D (District) Record* (October 10, 2006), page 3 of 8.

Along with the existing landscaped features characterized by designs of stones, pebbles, sand, gravel, or other ground covering in yards and the streetscapes, the district still possesses the feeling of an autonomous community within the City of San José as seen in the mix of uses of the buildings within the district. The low-rise buildings spread across approximately 10 blocks, and the Japantown interpretive plaques convey the impression of a low-density enclave within the larger urban area. With the addition of the two new buildings in the district, integrity of feeling will be retained since the proposed buildings are compatible with surrounding contributing structures.

Association

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

Although two contributing resources will be removed, integrity of association generally remains. 96% of the district remains, which continues to illustrate its association with the late 19th- and early 20th-century communities that existed in the neighborhood.

9. CONCLUSION

Four potential impacts were analyzed for the proposed project, and three mitigation measures were recommended. The proposed project consists of the demolition of 639 N. 5th Street, a contributing resource to the eligible Japantown Historic District. The contributing resource is not considered individual historic resources for purposes of CEQA, however because it is a contributor, its removal will result in an impact to the district. The impact can be mitigated to a less-than-significant level with the two mitigation measures recommended above.

The project proposes the construction of new buildings and recommended mitigation measures are outlined to protect the surrounding historic resources. No impacts were found for the San Jose Buddhist Church Betsuin at 640 N. 5th Street; therefore, no mitigation measures were recommended for the property.

BIBLIOGRAPHY

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and 639 N. 6th Street. June 2019.

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TreanorHL. *San José Buddhist Church Betsuin, Historic Resources Evaluation*. June 24, 2024.

APPENDIX

Lotus Preschool and CR Classroom Replacement Drawings, Aedis Architects, May 7, 2024

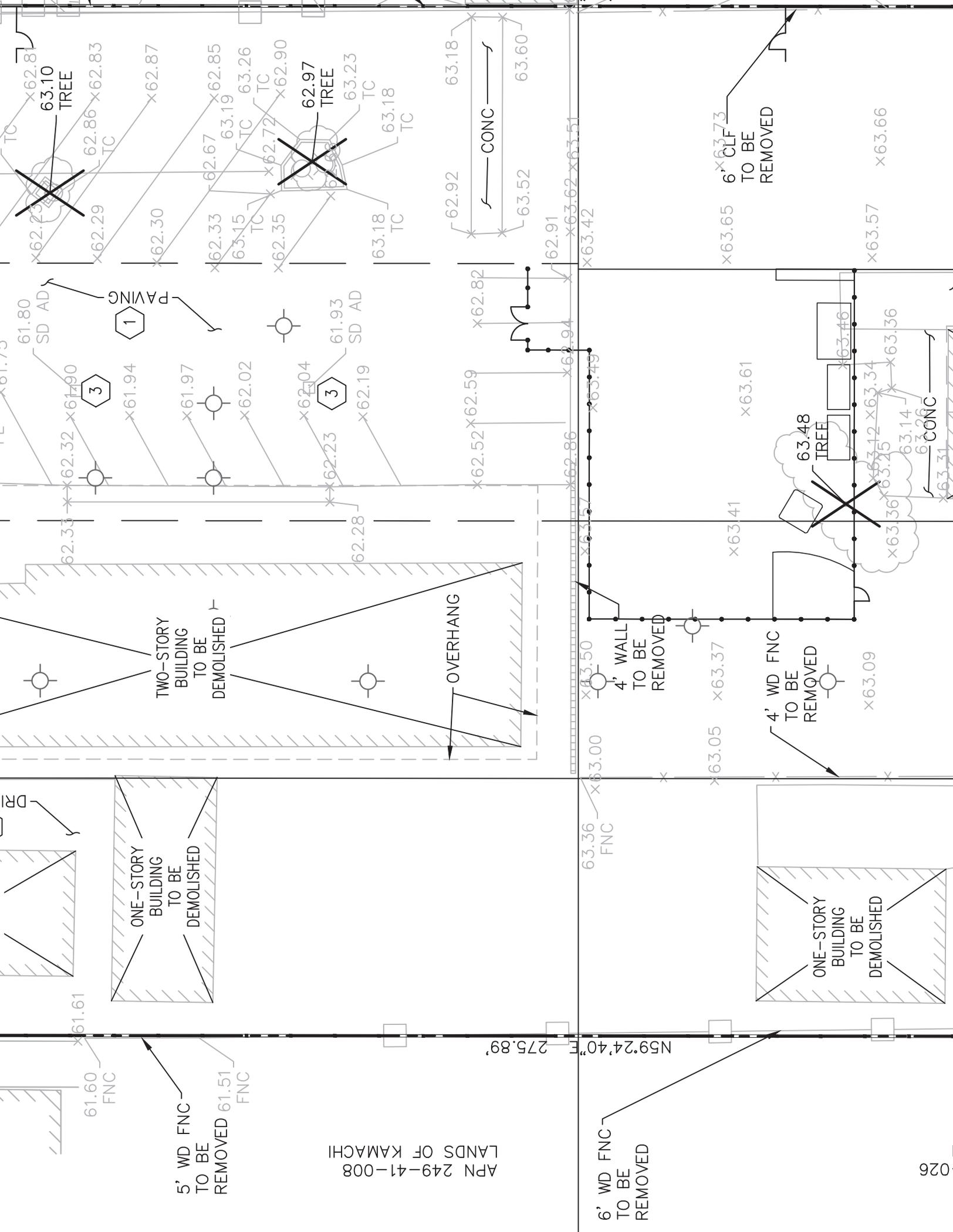
C1 EXISTING CONDITION AND DEMOLITION PLAN
C2 SITE PLAN
C3 GRADING AND DRAINAGE PLAN
C4 UTILITY PLAN
C5 STORMWATER CONTROL PLAN
C6 STORMWATER CALCULATIONS
C7 STORMWATER NOTES
C8 FIRE PROTECTION PLAN
TM1 VESTING TENTATIVE MAP

GENERAL

P-A0.01 EXISTING SITE CONTEX & PHOTOS
P-A0.02 DEMO SITE PLAN AND EXISTING SITE CONTI
PD-A0.02 CONCEPTUAL DEMOLITION SITE PLAN AND
CONTEXT
PD-A1.01 CONCEPTUAL NEW SITE PLAN
P-A1.01 NEW SITE PLAN
P-A1.02 EXITING PLANS
P-A3.01 FLOOR PLANS
P-A5.01 ROOF PLAN
P-A6.01 EXTERIOR ELEVATIONS & MAX OPENING AN



SAN JACINTO
UNIVERSITY CENTER



APN 249-41-008
LANDS OF KAMACHI

5' WD FNC
TO BE
REMOVED 61.51
FNC

6' WD FNC
TO BE
REMOVED

TWO-STORY
BUILDING
TO BE
DEMOLISHED

ONE-STORY
BUILDING
TO BE
DEMOLISHED

ONE-STORY
BUILDING
TO BE
DEMOLISHED

OVERHANG

4' WALL
TO BE
REMOVED

4' WD FNC
TO BE
REMOVED

6' CLF
TO BE
REMOVED

PAVING

63.10
TREE

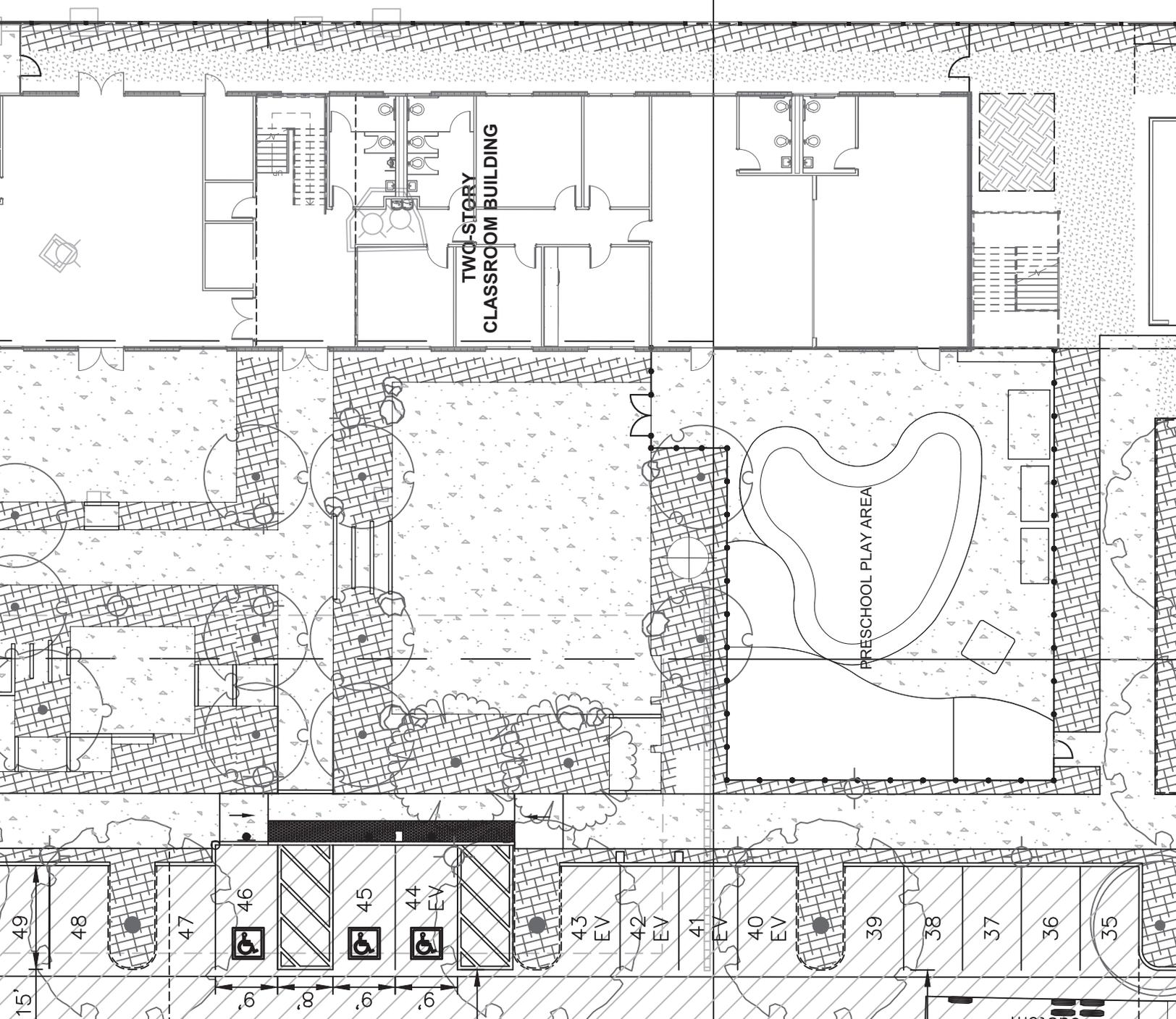
62.97
TREE

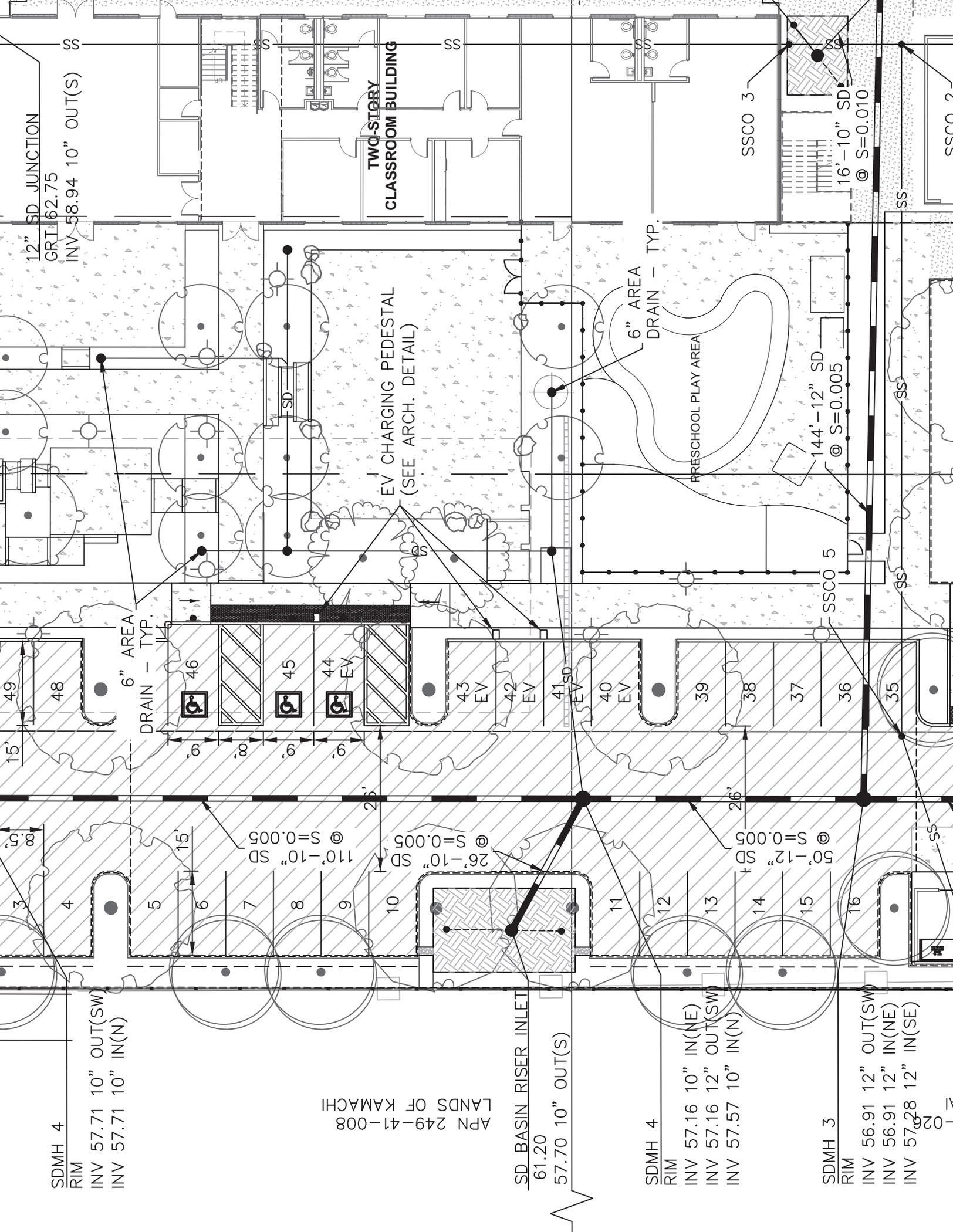
63.48
TREE

CONC

APN 249-41-072
LANDS OF MORITA

APN 249-41-021
LANDS OF MAN





12" SD JUNCTION
 GRT 62.75
 INV 58.94 10" OUT(S)

TWO-STORY
 CLASSROOM BUILDING

SSCO 3

16'-10" SD
 @ S=0.010

EV CHARGING PEDESTAL
 (SEE ARCH. DETAIL)

6" AREA
 DRAIN - TYP.

PRESCHOOL PLAY AREA

144'-12" SD
 @ S=0.005

6" AREA
 DRAIN - TYP.

46

45

44 EV

43 EV

42 EV

41 SD

40 EV

39

38

37

36

35

SSCO 5

49
 48
 15'

3
 4
 5
 6
 7
 8
 9
 10

15'

110'-10" SD
 @ S=0.005

26'-10" SD
 @ S=0.005

50'-12" SD
 @ S=0.005

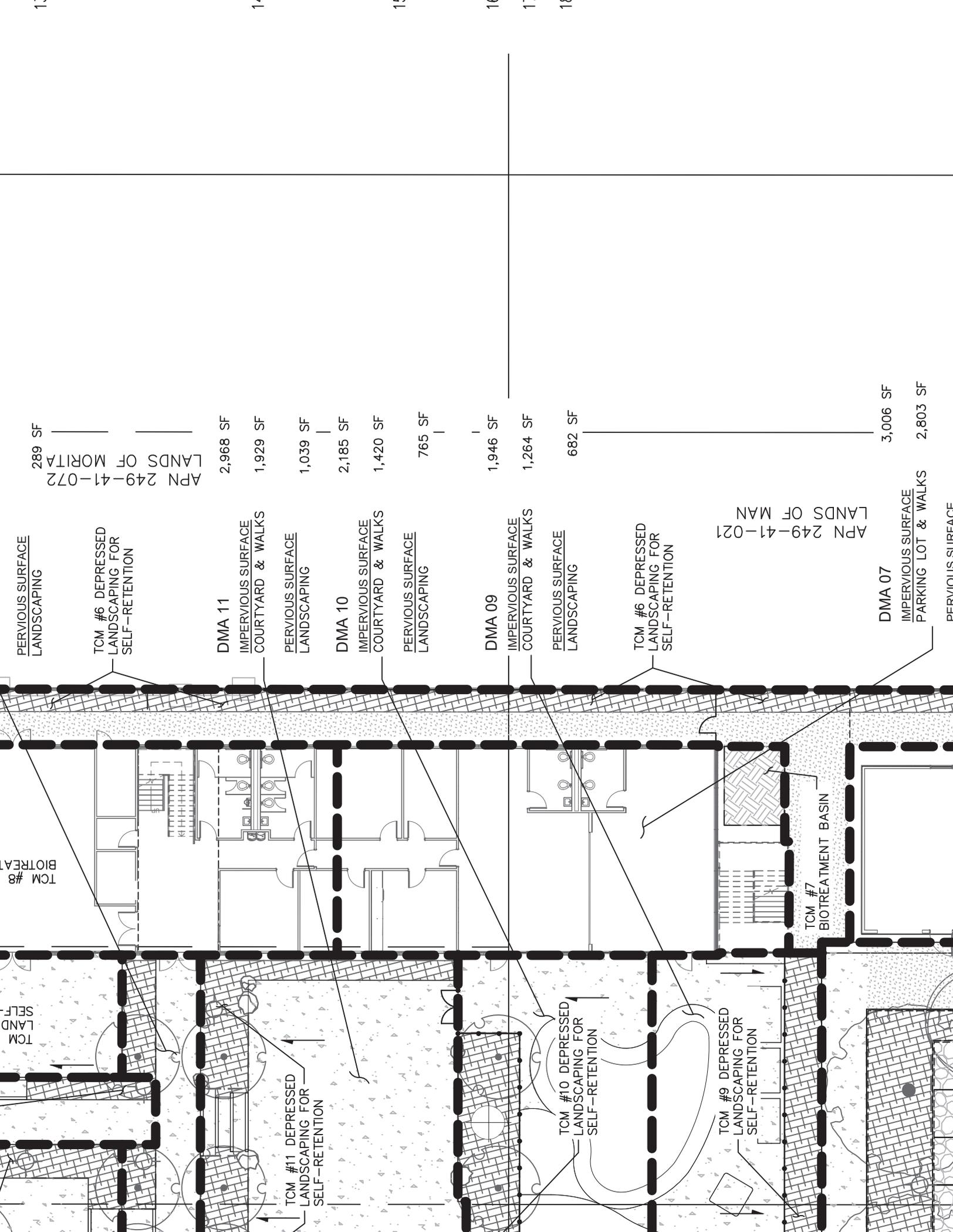
SDMH 4
 RIM
 INV 57.71 10" OUT(SW)
 INV 57.71 10" IN(N)

APN 249-41-008
 LANDS OF KAMACHI

SD BASIN RISER INLET
 61.20
 57.70 10" OUT(S)

SDMH 4
 RIM
 INV 57.16 10" IN(NE)
 INV 57.16 12" OUT(SW)
 INV 57.57 10" IN(N)

SDMH 3
 RIM
 INV 56.91 12" OUT(SW)
 INV 56.91 12" IN(NE)
 INV 57.28 12" IN(SE)



289 SF

APN 249-41-072
LANDS OF MORITA

PERVIOUS SURFACE
LANDSCAPING

TCM #6 DEPRESSED
LANDSCAPING FOR
SELF-RETENTION

2,968 SF

DMA 11
IMPERVIOUS SURFACE
COURTYARD & WALKS

1,929 SF

1,039 SF

PERVIOUS SURFACE
LANDSCAPING

2,185 SF

DMA 10
IMPERVIOUS SURFACE
COURTYARD & WALKS

1,420 SF

765 SF

PERVIOUS SURFACE
LANDSCAPING

1,946 SF

DMA 09
IMPERVIOUS SURFACE
COURTYARD & WALKS

1,264 SF

682 SF

PERVIOUS SURFACE
LANDSCAPING

TCM #6 DEPRESSED
LANDSCAPING FOR
SELF-RETENTION

APN 249-41-021
LANDS OF MAN

3,006 SF

DMA 07
IMPERVIOUS SURFACE
PARKING LOT & WALKS

2,803 SF

PERVIOUS SURFACE

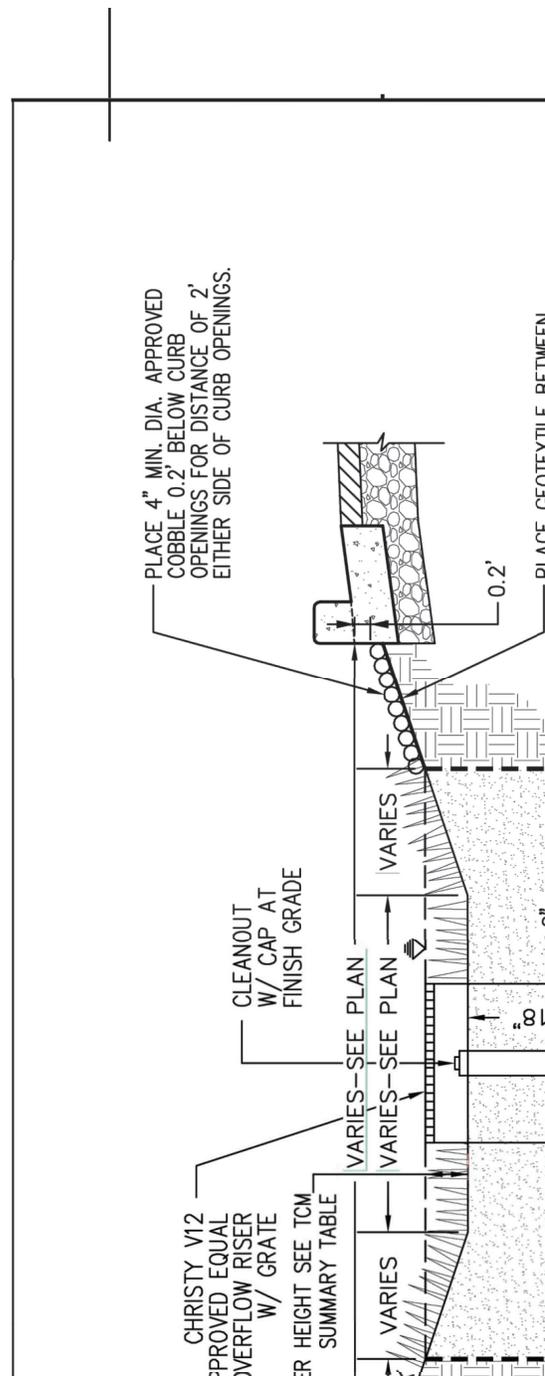
PERVIOUS SURFACE (SF)	PERVIOUS SURFACE (PERMEABLE PAVEMENT) (SF)	PERVIOUS SURFACE (OTHER) (SF)	% ON-SITE AREA TREATED BY LID OR NON-LID TCM	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT	STORAGE DEPTH REQUIRED
2,826	0	1142	7.82%	113	183	6"	N/A
8,438	0	2010	20.60%	338	380	6"	N/A
2,647	0	1509	8.19%	106	227	6"	N/A
5,213	0	1652	13.53%	209	257	6"	N/A
2,044	0	653	5.32%	82	100	6"	N/A
1,823	0	950	5.47%	N/A	N/A	N/A	N/A
2,803	0	203	5.93%	112	152	6"	N/A
3,026	0	347	6.65%	121	324	6"	N/A
1,264	0	682	3.84%	N/A	N/A	N/A	N/A
1,420	0	765	4.31%	N/A	N/A	N/A	N/A
1,929	0	1039	5.85%	N/A	N/A	N/A	N/A
535	0	289	1.62%	N/A	N/A	N/A	N/A
904	0	1175	4.10%	N/A	N/A	N/A	N/A
620	0	322	1.86%	N/A	N/A	N/A	N/A
1,207	0	620	3.60%	N/A	N/A	N/A	N/A
458	0	215	1.33%	N/A	N/A	N/A	N/A
37,157	0	13,573	100.00%	1,080	1,623		
0	111	340	N/A	N/A	N/A	6"	N/A

3	RAKE AND REIN
4	MAINTAIN THE FLOW-THROUGH
5	EVALUATE HEAD DEAD AND DISSE ARE TOO CLOSE
6	USE COMPOST INSTEAD OF SY UNDERDRAIN.
7	INSPECT THE EXCESS FLOWS DISCONNECTED OBSTRUCTIONAL
8	INSPECT THE E ADEQUATELY, ANY ACCUMUL
9	INSPECT AND, I TO 3" OF COMP
10	INSPECT SYSTEM STANDING WATER USING ROCK M
11	INSPECT SYSTEM ENERGY DISSIP

5. FLOOD ELEVATION (IF APPLICABLE): N/A

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

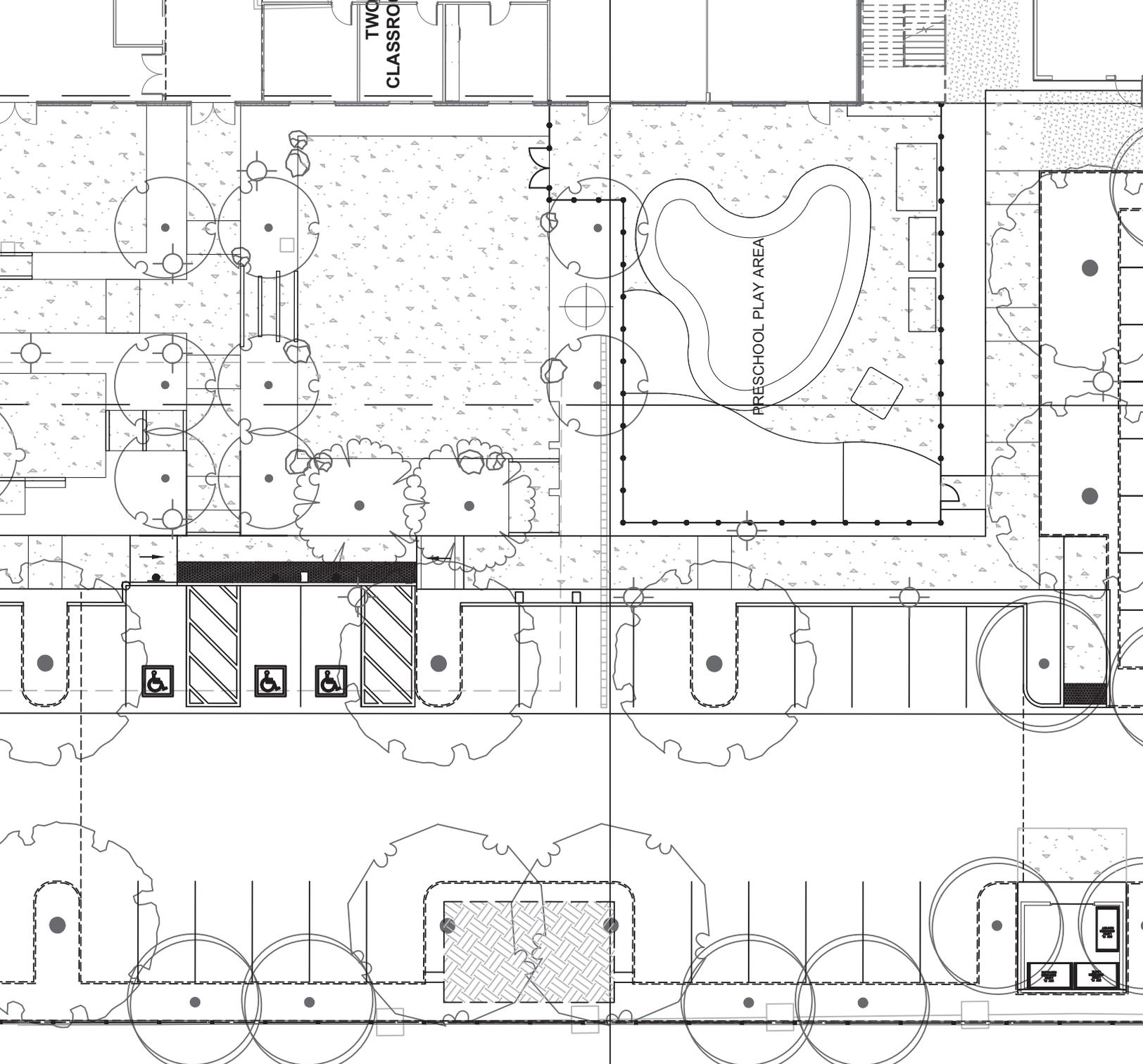


CH BETSUIN

ANCE:

CT:

CH BETSUIN



APN 249-41-008
LANDS OF KAMACHI

249-41-026
S OF KAI

N FIFTH STREET

BASIS OF BEARINGS

N30° 39' 00"W 907.46' [1][2][3]

N30° 39' 00"W 907.46'

50'

50'

45.97'

45.97'

45.97'

45.97'

45.97' (45.83')

45.97' (45.83')

45.97' (45.83')

137.94' (137.50')

APN 249-41-008
LANDS OF KAMACHI
DC. NO. 23515068

APN 249-41-009
DC. NO. 7870330

N59° 24' 43"E 137.95' (137.50')

N59° 24' 47"E 137.95' (137.50')

N59° 24' 50"E 137.96' (137.50')

APN 249-41-075
DC. NO. 0992809

EX LOT LINE TO
BE REMOVED

45.97' (45.83')

45.97' (45.83')

45.97' (45.83')

7.50')

7.50')

7.50')

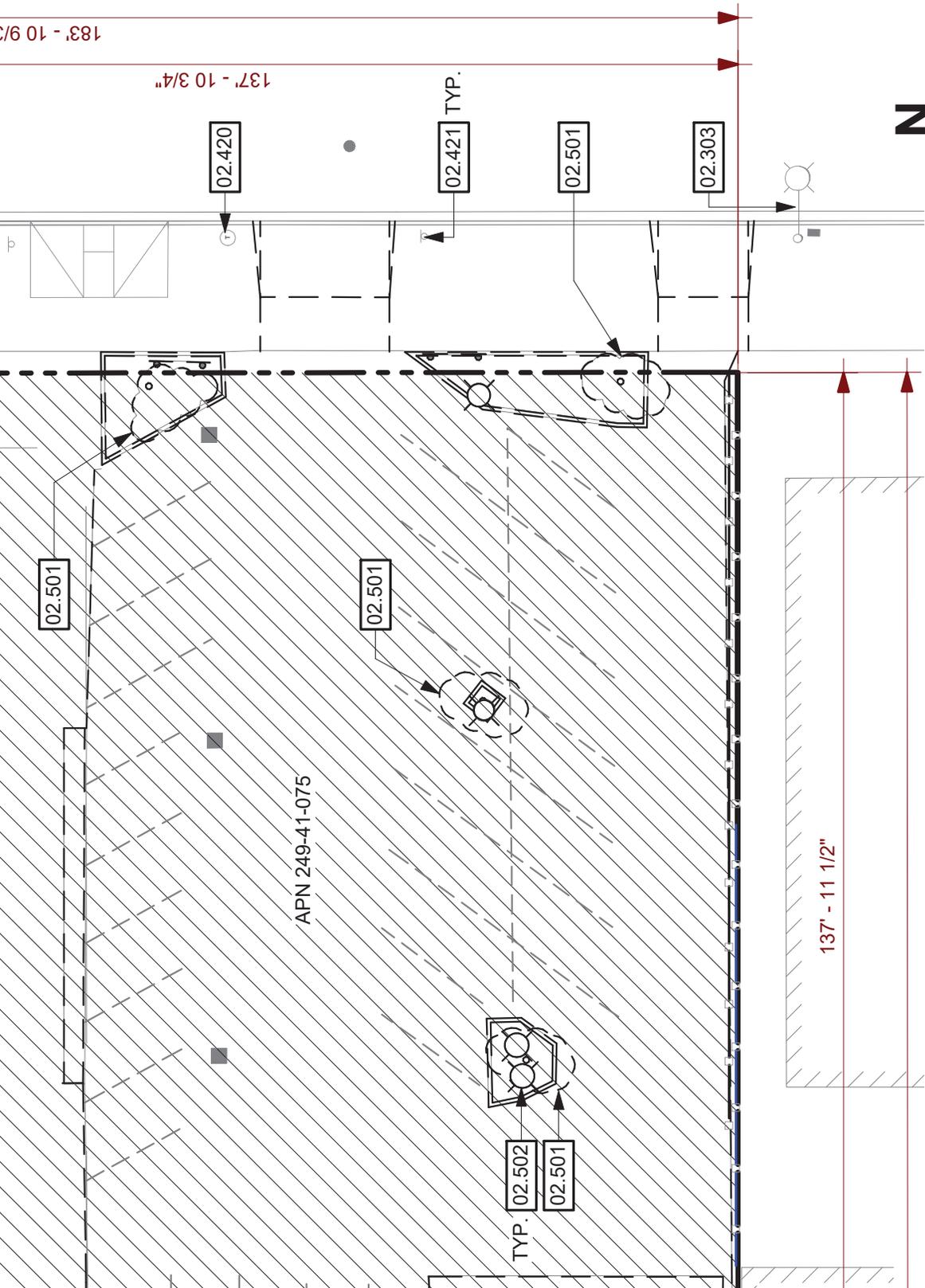
SJ OFFICE OF US REP.
ZOE LOFGREN



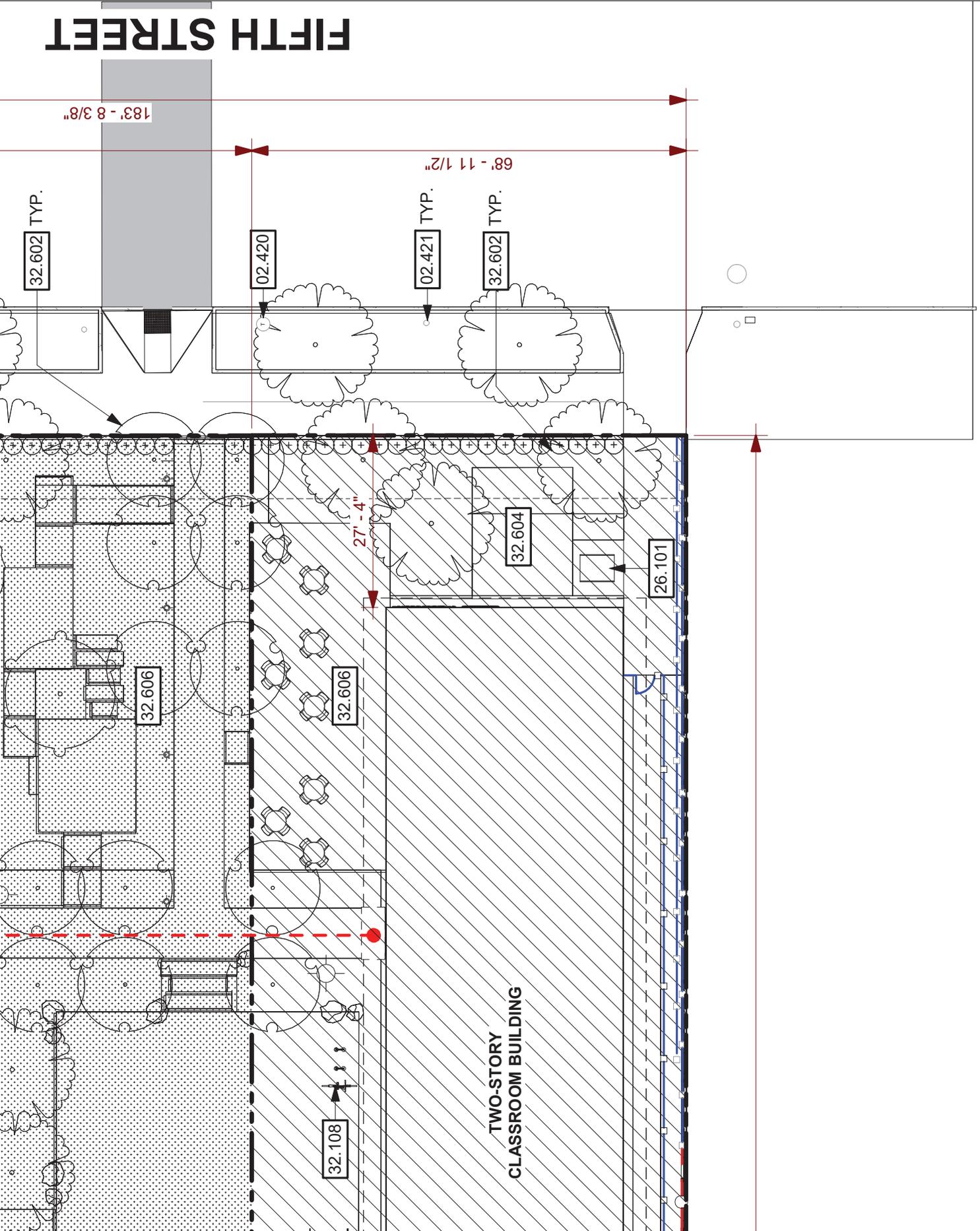
655, 659 & 665 N. 5TH ST.
EAST FACADES ON 5TH ST.



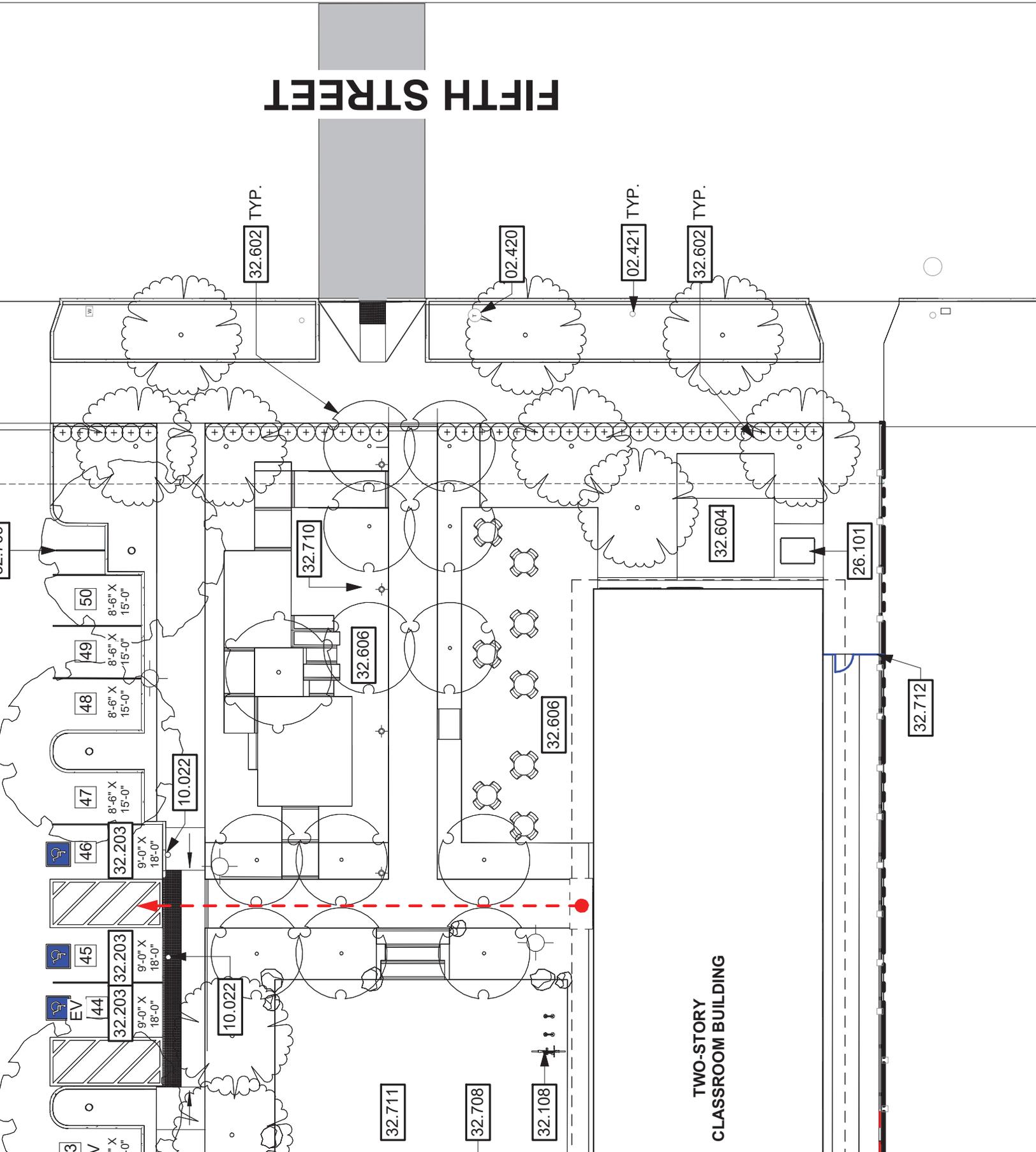
FIFTH STREET



FIFTH STREET



FIFTH STREET



TWO-STORY
CLASSROOM BUILDING

32.711

32.708

32.108

32.602 TYP.

02.420

02.421 TYP.

32.602 TYP.

32.710

32.606

32.604

26.101

32.712

10.022

32.203

32.203

10.022

32.602

3

V

EV

44

45

46

47

48

49

50

32.203

32.203

32.606

32.710

32.606

32.711

32.708

32.108

32.602 TYP.

02.420

02.421 TYP.

32.602 TYP.

32.604

26.101

32.712

32.711

32.708

32.108

32.602 TYP.

02.420

02.421 TYP.

32.602 TYP.

32.604

26.101

32.712

UNISEX RR. UNISEX RR.
84 SF 83 SF

WOMEN'S
151 SF

1

2

4

6

8

10

GIRL'S RR.
161 SF

40

40

24

24

16

11

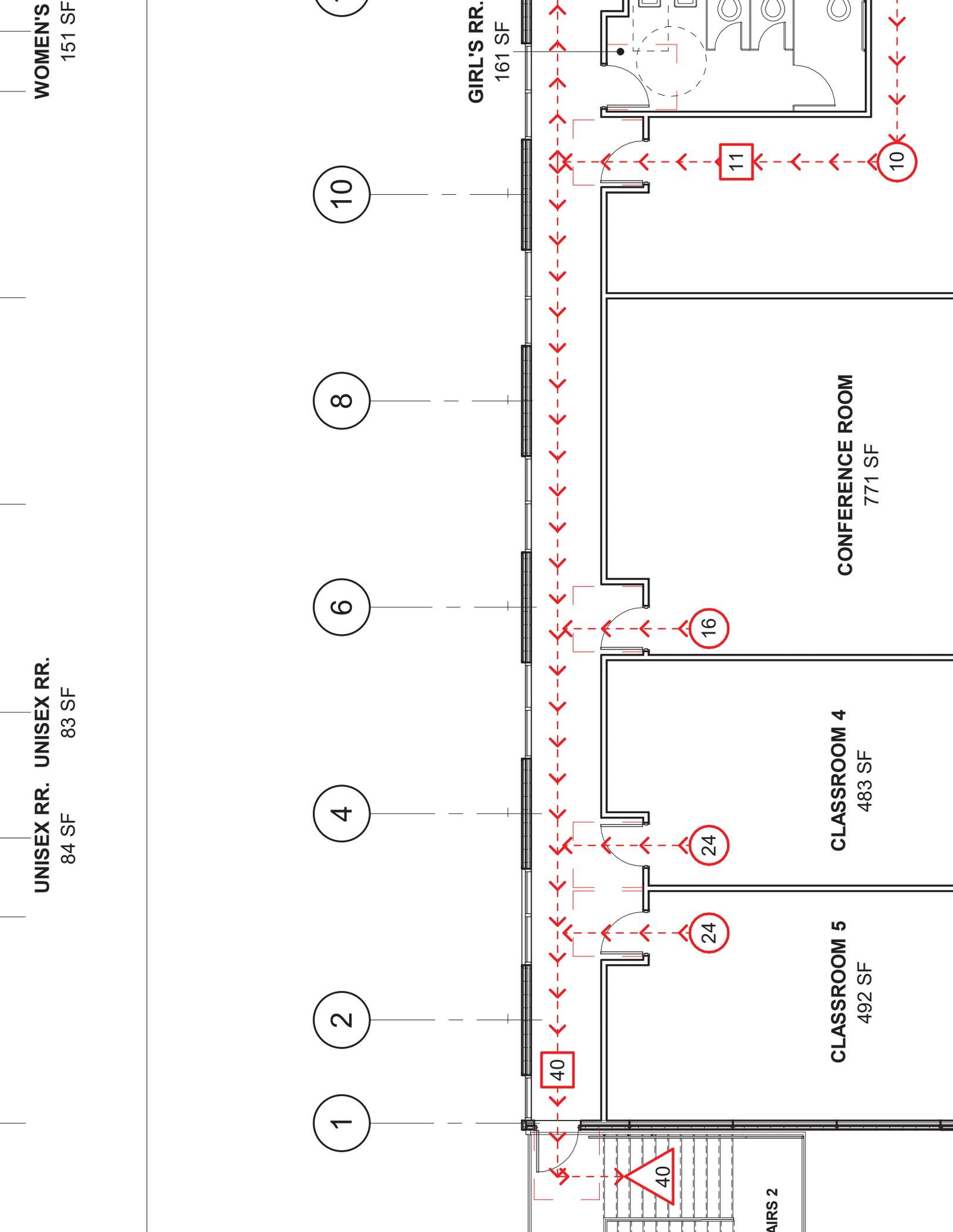
10

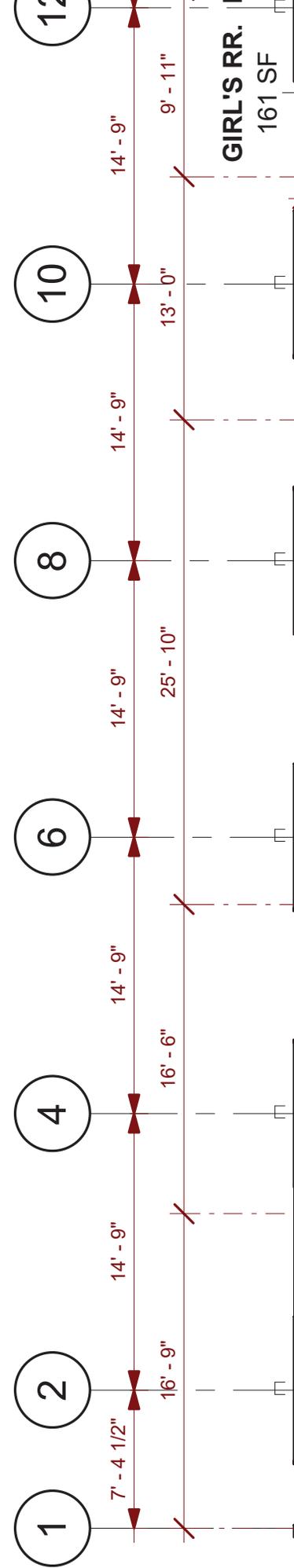
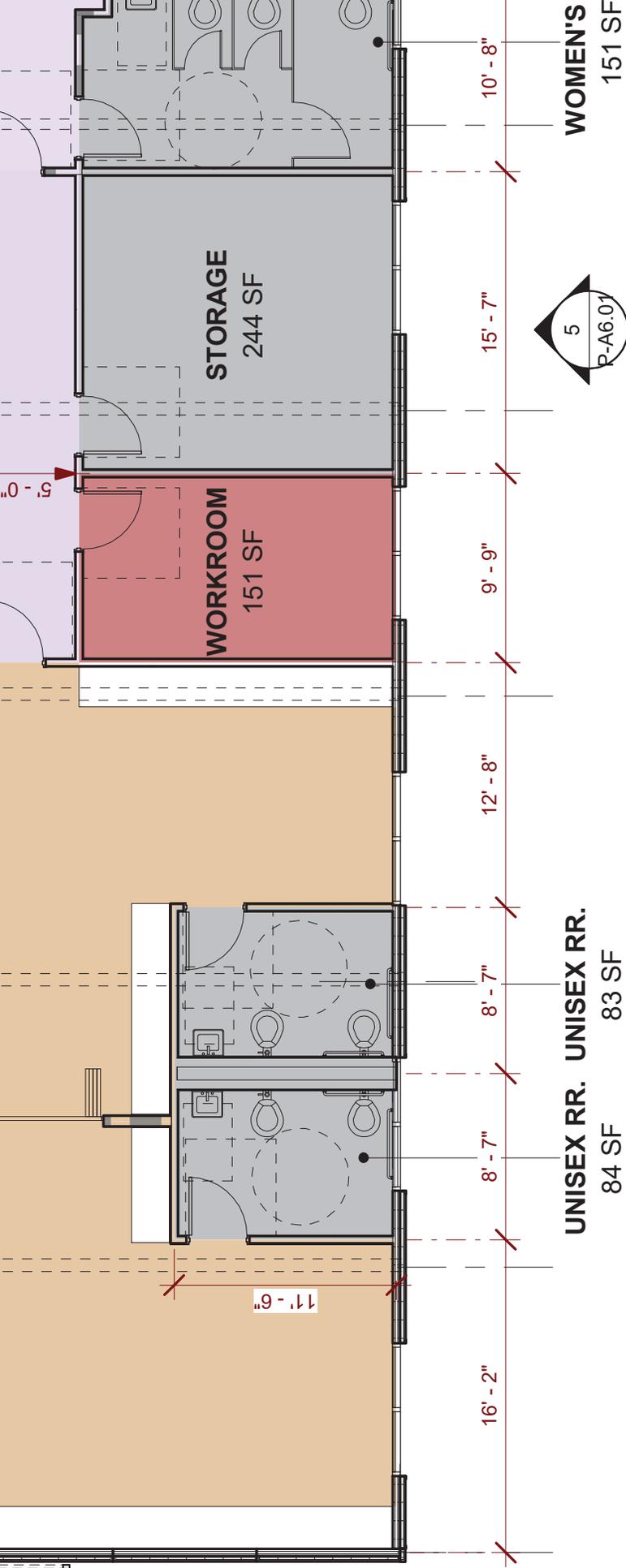
CLASSROOM 5
492 SF

CLASSROOM 4
483 SF

CONFERENCE ROOM
771 SF

STAIRS 2



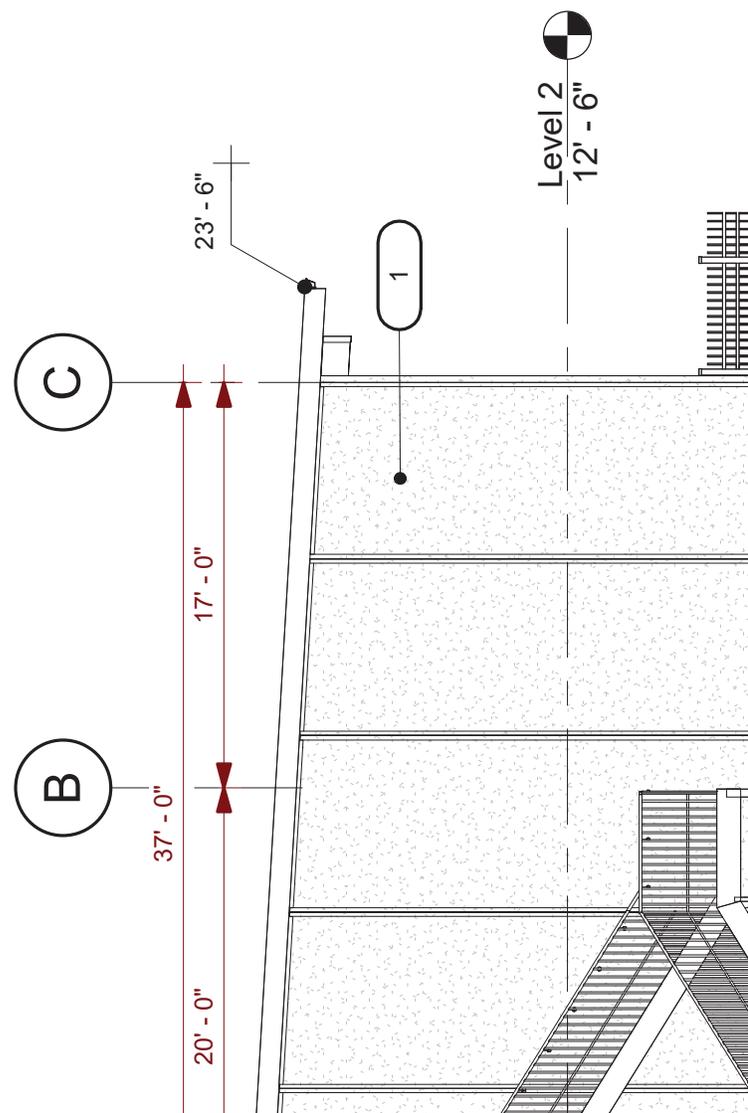
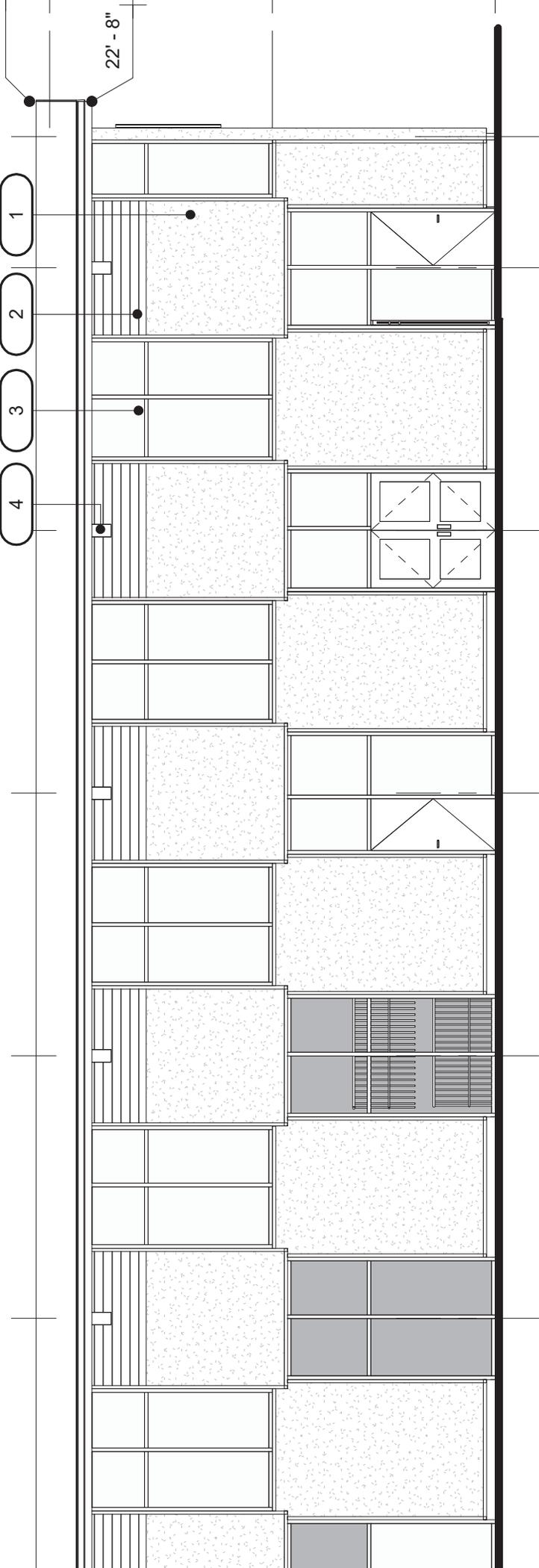


WOMEN'S RR. 2
5.531

1/2" / 12"

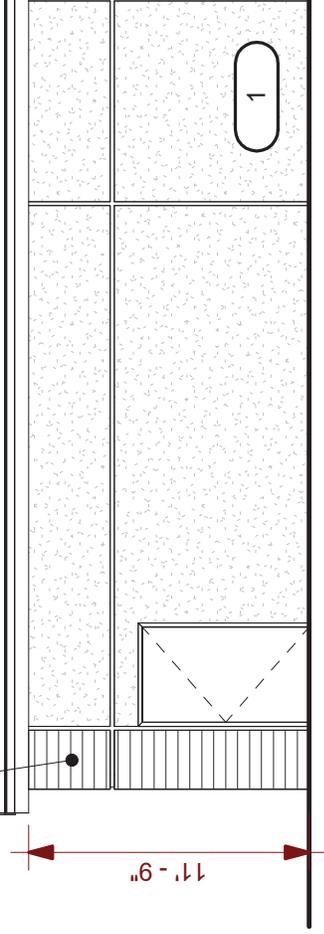
23' - 5"





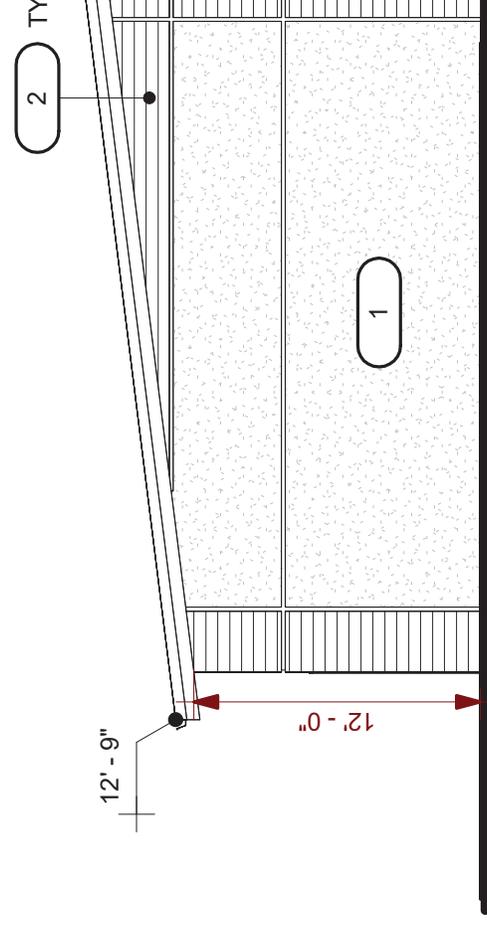
Level 2
12' - 6"





2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Level 1
0' - 0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

Level 1
0' - 0"

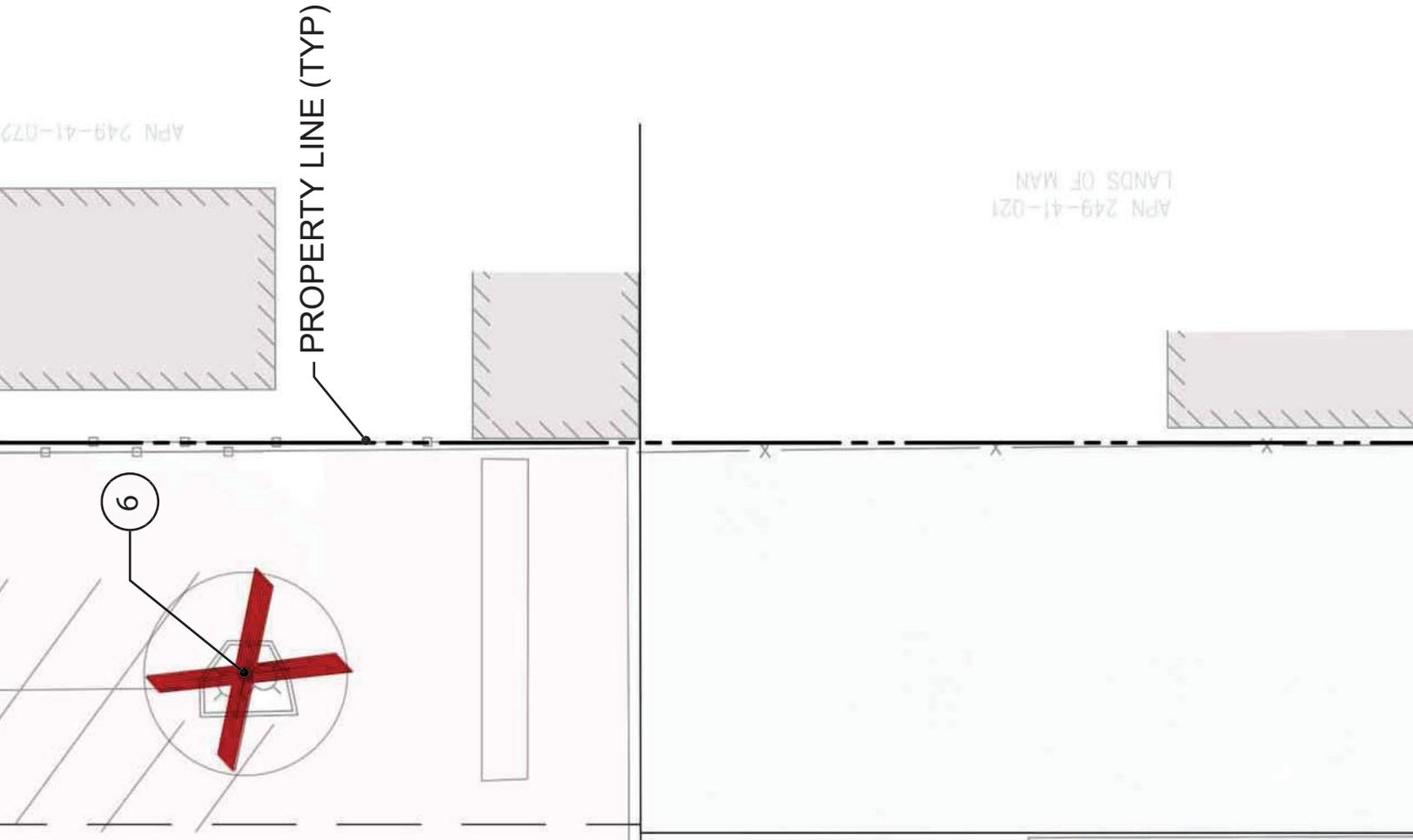


SAN JOSE
BUDDHIST CHURCH
BETSUIN



TREE DISPOSITION NOTE:

ALL ON-SITE TREES AND STREET TREES LOCATED ALONG THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IN CONFLICT WITH CIVIL OR ARCHITECTURAL IMPROVEMENT CONSTRUCTION PRACTICES, PER CONFIRMATION RECEIVED FROM THE CITY ARBORIST. THIS PROJECT.

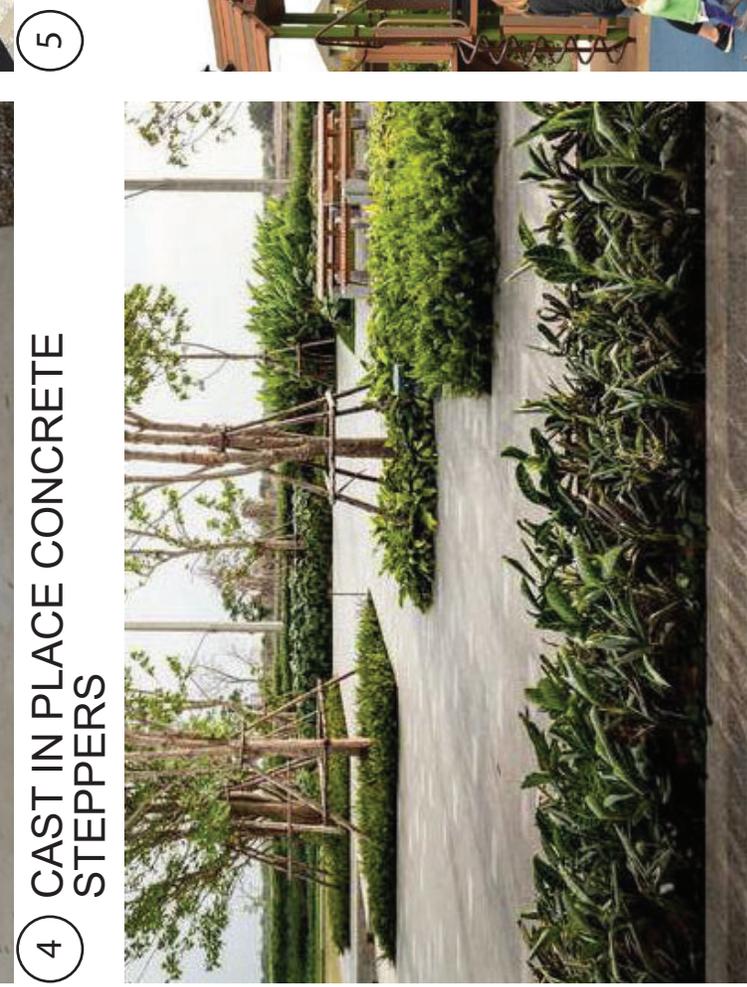


STREET TREE INVENTORY

TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	CIRCUMFERENCE (in)
1	<i>Acer buergerianum</i>	trident maple	
2	<i>Acer buergerianum</i>	trident maple	
9	<i>Platanus x acerifolia</i>	London plane	
10	<i>Platanus x acerifolia</i>	London plane	
11	<i>Juglans regia</i>	English walnut	
12	<i>Magnolia grandiflora</i>	southern magnolia	
13	<i>Magnolia grandiflora</i>	southern magnolia	
14	<i>Magnolia grandiflora</i>	southern magnolia	

STREET TREE NOTE:

STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE TO BE REMOVED IN CONFLICT WITH CIVIL OR ARCHITECTURAL IMPROVEMENT CONSTRUCTION PRACTICES, PER CONFIRMATION RECEIVED FROM THE CITY ARBORIST. THE CITY ARBORIST WILL SPECIFY THE LOCATION OF THE TREE TO BE REMOVED IN THE PUBLIC RIGHT-OF-WAY PLAN. THE INSTALLATION OR REMOVAL OF THE TREE WILL BE DETERMINED BY PUBLIC WORKS AT THE TIME OF THE PROJECT. THE CITY ARBORIST WILL SPECIFY THE LOCATION OF THE TREE TO BE REMOVED IN THE PUBLIC RIGHT-OF-WAY PLAN. THE INSTALLATION OR REMOVAL OF THE TREE WILL BE DETERMINED BY PUBLIC WORKS AT THE TIME OF THE PROJECT.



4 CAST IN PLACE CONCRETE STEPPERS

5

7 COURTYARD PLAZA

8

10 DECOMPOSED GRANITE

11 GARDEN WITH WOODEN PLANTER BOXES

12 ACCENT TREE (15-GALLON SIZE), QTY: 14 (GINKGO BILOBA OR SIMILAR)

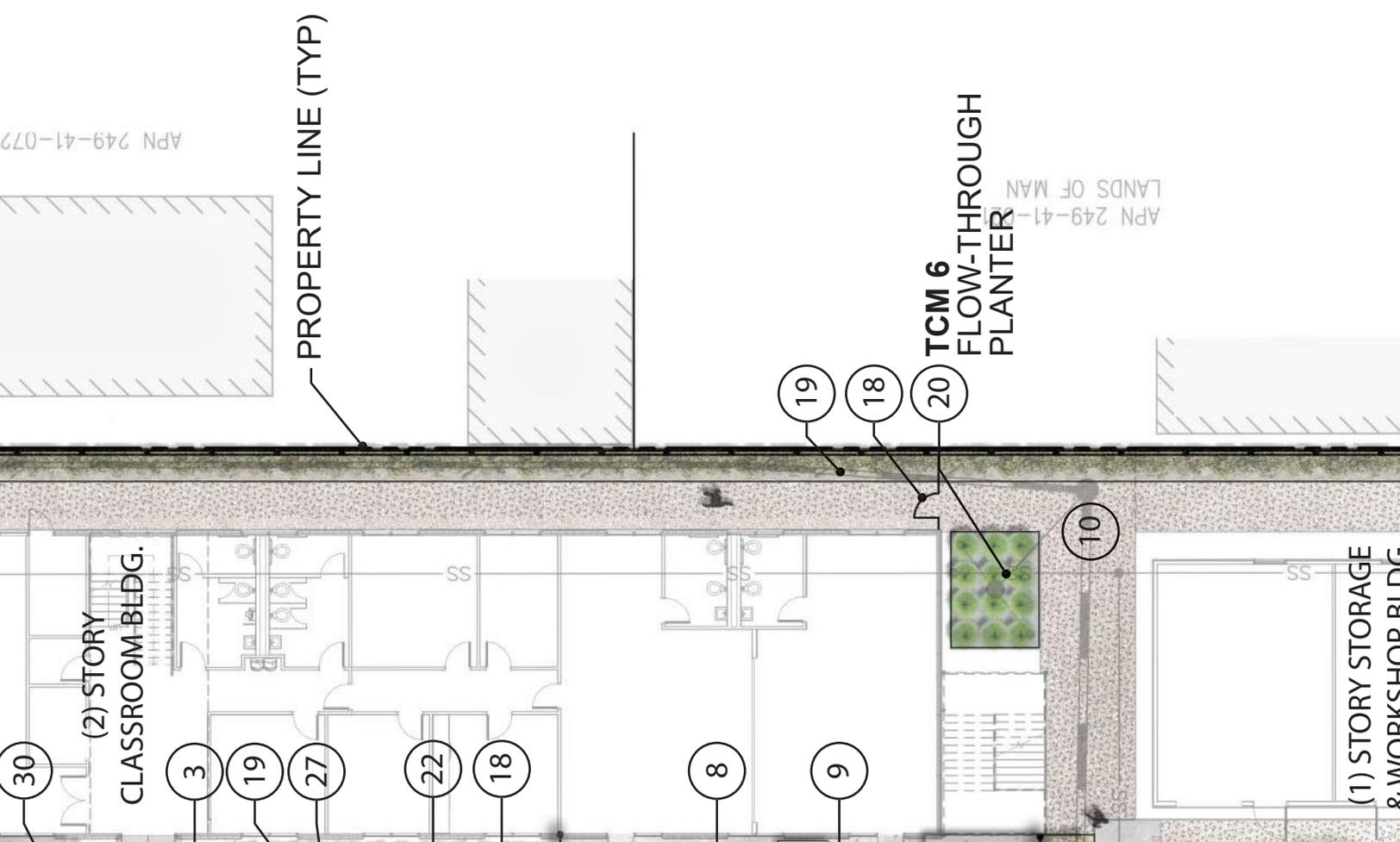
13 SPECIMEN TREE (24" BOX SIZE), QTY: 2 (JAPANESE MAPLE OR SIMILAR)

14 SITE TREE (15-GALLON BOX SIZE), QTY: 9 (PISTACIA CHINENSIS OR SIMILAR)

15 SMALL SHADE TREE (15-GALLON SIZE), QTY: 1 (KOELREUTERIA PANICULATA 'FASTIGIATA' OR SIMILAR)

16 MEDIUM SHADE TREE (24-INCH BOX SIZE), QTY: 1 (ACER RUBRUM OR SIMILAR)

17 GRAVEL SLIPSPACE PARKING LOT



APN 249-41-072

APN 249-41- LANDS OF MAN

(2) STORY CLASSROOM BLDG.

(1) STORY STORAGE & WORKSHOP BLDG.

PROPERTY LINE (TYP)

TCM 6 FLOW-THROUGH PLANTER

30

3

19

27

22

18

8

9

19

18

20

10



MODEL	DESCRIPTION
LPAPT-412-1L	Aptos Pedestrian, 12-foot, single luminaire
LPAPT-412-2L	Aptos Pedestrian, 12-foot, double luminaire

PRODUCT OPTIONS

The following options are available for an upcharge

CustomRAL, powdercoat color	Add stainless steel mounting hardware
-----------------------------	---------------------------------------

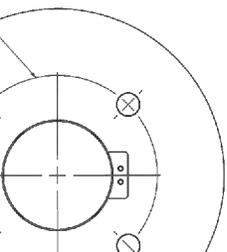
LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, powdercoat color and color temperature. Quote/Order Forms are available on our website to lead you through the specification process in a simple checkbox format.

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FORMS+SURFACES®

Document, please refer to our website at www.forms-surfaces.com.

PRODUCT DATA



APTOS™ BOLLARD

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Aptos Bollard Environmental Data Sheets for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance; easy to disassemble.
- The low power consumption of LEDs reduces energy consumption.

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBAPT-AC	Aptos Bollard, hardwired
LBAPT-S	Aptos Bollard, solar

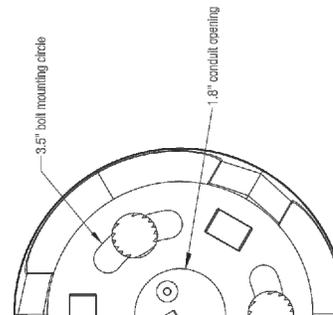
PRODUCT OPTIONS

The following options are available for an upcharge

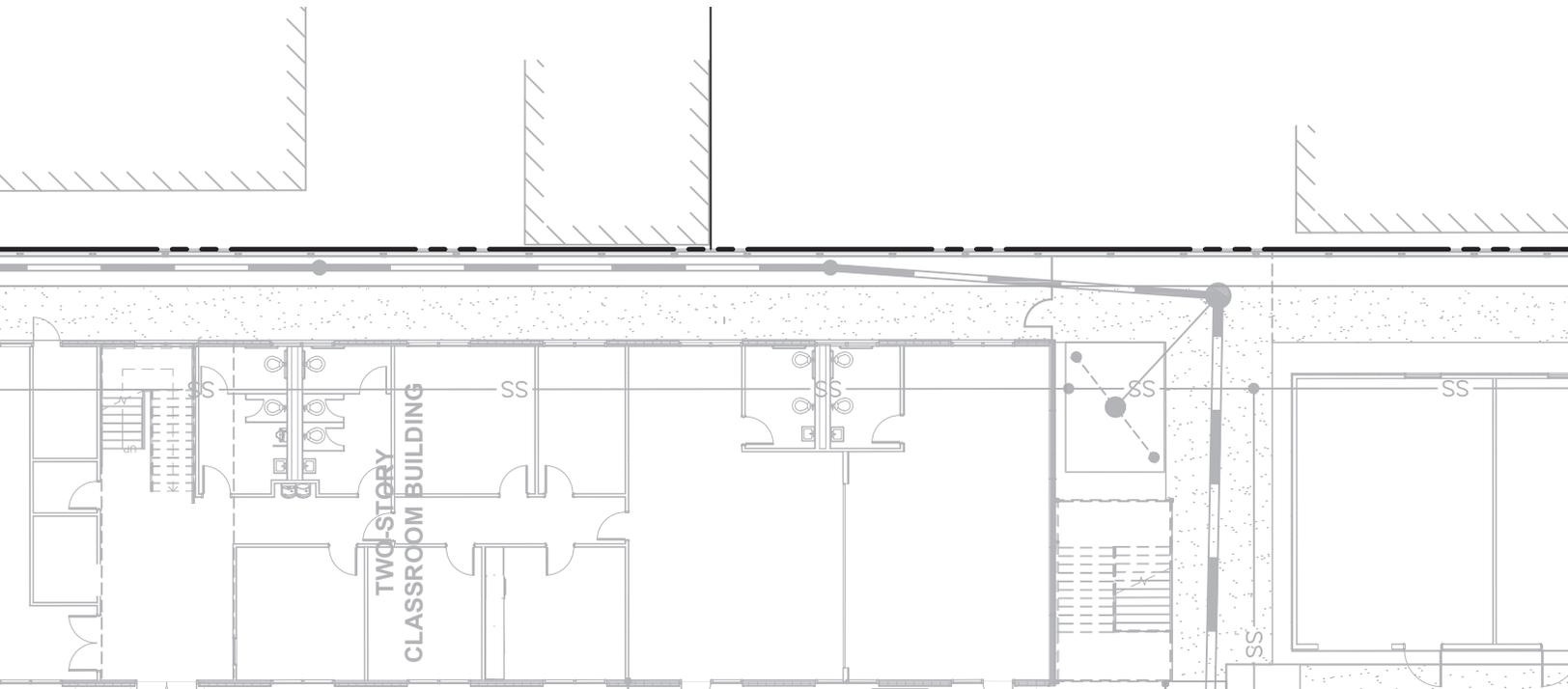
CustomRAL, powdercoat color	Add stainless steel mounting hardware
-----------------------------	---------------------------------------

PRODUCT DATA

MOUNTING DETAIL



8	4	16	11	5,600 SQ. FT.
				<p>TOTAL SHADE AREA PROVIDED: 5,600 SQ. FT.</p> <p>TOTAL SHADE % REQUIRED: 7,985 SQ. FT. / 100%</p> <p>TOTAL SHADE % PROVIDED: 5,600 SQ. FT. / 70%</p>



SHADE LEGEND



SHADED SQUARE FOOTAGE



LIMIT OF AREA QUANTIFIED FOR SHADING REQUIREMENT

