

**ADDENDUM TO THE DOWNTOWN WEST MIXED-USE PLAN (GOOGLE PROJECT)
FINAL ENVIRONMENTAL IMPACT REPORT (EIR)
(SCH # 2019080493)**

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the Downtown West Mixed-Use Plan (Google Project) Final Environmental Impact Report (EIR); because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

Downtown West Mixed-Use Plan. The project analyzed in the certified EIR included redevelopment of the former Stephen’s Meat Products parcel. This property is currently developed with a parking lot and the stand-alone neon Stephen’s Meat Products sign on a strip of adjoining landscaping. The project proposes the construction of new buildings on site up to 250 feet in height and the temporary relocation of the sign from its current location to avoid damage during construction. The project also proposes to return the sign to the project site when a receiver site is identified on the project site that meets the location requirements of Mitigation Measure CU-7.

Location: The Stephen’s Meat Products neon sign is located at 105 South Montgomery Street (APN 261-35-003), on a strip of landscaping between a surface parking lot and the west sidewalk along South Montgomery Street in downtown San José.

Assessor’s Parcel Number: 261-35-003/261-35-010

Council District: 6

The environmental impacts of this project were addressed by the Downtown West Mixed-Use Plan (Google Project) Final EIR adopted by City Council Resolution No. 80018 on May 25, 2021, and addenda thereto.

The minor project change to the treatment of the Stephen’s Meat Products neon sign is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that “A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred.” Circumstances which would warrant a subsequent EIR include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR due to the occurrence of new significant impacts and/or a substantial increase in the severity of previously identified significant effects. No substantial changes to the project are proposed, and there is no new project information of substantial importance. Therefore, an Addendum to the Downtown West Mixed-Use Plan (Google Project), which is limited to the treatment of the Stephen’s Meat Products neon sign, is being prepared.

The following impacts were reviewed and found to be adequately considered by the EIR cited above:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality |
| <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Growth Inducing | <input checked="" type="checkbox"/> Cumulative Impacts | <input checked="" type="checkbox"/> Mandatory Findings of Sig. |

Background

On May 25, 2021, the City Council adopted resolution number 800018, which certified the Downtown West Mixed-Use Plan (Google Project, or “previously-approved project”) EIR, made findings, adopted a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations.

The project analyzed in the certified EIR included the following uses:

- A maximum of 7.3 million gross square feet (gsf) of commercial office space;
- A maximum of 5,900 residential units;
- A maximum of 500,000 gsf of active uses (commercial retail/restaurant, arts, cultural, live entertainment, community center, institutional, childcare and education, maker spaces, non-profit, and small-format office space, as well as one or more live entertainment venues);
- A maximum of 300 hotel rooms;
- A maximum of 800 rooms of limited-term corporate accommodations (lodging of company workforce for not more than 60 consecutive days and not open to the public; considered a non-residential use);
- A maximum of 100,000 gsf of event and conference space;
- On- and off-street public/commercial and residential parking;
- A district-systems approach to on-site utilities delivery,¹ including designated infrastructure zones with centralized utility plants totaling approximately 130,000 gsf;
- One or more on-site logistics centers to serve the commercial on-site uses that would occupy a total of about 100,000 gsf;
- A total of approximately 15 acres of parks, plazas, and open space, including areas for outdoor seating and commercial activity (such as retail, cafes, and restaurants), green spaces, landscaping, mid-block passages, riparian setbacks, and trails; and
- Various improvements to the public realm to improve transit access and pedestrian and bicycle circulation and facilitate connectivity, both within the site and to and from surrounding neighborhoods.

Discussion of Impacts

Cultural Resources (Historic Architectural Resources)

The EIR states the following with respect to the historic significance and status of the stand-alone Stephen’s Meat Products neon sign:

“The sign is presumed to date to the building’s 1948 construction or to a 1950s addition, and was fabricated by the Electrical Products Corporation of California. It features the name “Stephen’s Meat Products,” the slogan “pure pork sausage,” and a “dancing” cartoon pig. The sign was restored in 2019. Before the Stephen’s Meat Market building was demolished, the complex was evaluated twice and found to be ineligible for listing in the National Register and California Register.”²

¹ A “district” utility system essentially entails creating an on-site utility network separate from, though sometimes linked to, the citywide or regional networks. District systems are most commonly used for building space heating and cooling, but may also be employed to generate and/or distribute electricity, collect and treat wastewater and stormwater, and the like. A small mutual water system serving a rural area is another common example of a district utility system. District systems shift infrastructure from individual building systems such as chillers and cooling towers to centralized facilities such as thermal central utility plants serving multiple buildings to enable more efficient operations.

² 105 South Montgomery Street was evaluated in 2002 by JRP Historical Consulting Services and in 2005 by LSA Associates.

The City of San José Planning Division has identified the Stephen’s Meat Products neon sign as a contributor to a Commercial Signage Discontiguous Historic District. These historic commercial signs are related to the mid-20th century time frame when “commercial signs were popular ... as roadside attractions associated with commercial uses.”³ The Stephen’s Meat Products sign has the following character-defining features:

- *Neon lighting*
- *Animation*
- *Whimsical and playful iconography*
- *Graphic lettering*
- *Freestanding design*

Full documentation of this district is in process. As of February 5, 2020, the Stephen’s Meat Products sign is listed in the Historic Resources Inventory as a Contributing Site/Structure. Once a historic district is identified by the City, the sign would be considered a historical resource for the purposes of CEQA.⁴ Therefore, this property is being treated as a historic architectural resource under CEQA for the purposes of this analysis.”

Approved Project

The EIR stated “[t]he proposed project would redevelop the former Stephen’s Meat Products parcel, currently a parking lot, with buildings up to 250 feet in height. This would necessitate removing the sign from its current location”, immediately relocating it on a permanent receiver site or placing it in secure storage. The EIR concluded that loss of the sign could result in a significant impact because the sign, associated with the former Stephens Meat Market building demolished in 2007, would be removed, stored, and relocated within the project site. The EIR identified Mitigation Measure CU-7: Sign Relocation, which requires that before the issuance of the first permit for site preparation or construction on the site within 100 feet of the Stephen’s Meat Product sign, the sign be removed from the site and relocated to a new, permanent location or be placed in secure storage “indoors, or otherwise protected from weather, impacts, and vandalism.”

During design development, a receiver site must be identified *on the project site* with the following characteristics:

- The site shall be similar to the existing location along a public right-of-way;
- The sign shall be placed upon a single support pole of similar dimension;
- Views of the sign shall be permitted from a minimum of 150 feet along both directions of the public right-of-way;
- The sign shall be repaired, as needed, to return it to its current functional state; and

³ City of San José, *City of San José Historic Landmarks Commission, Memorandum: Add Qualifying Properties to the Historic Resources Inventory, Attachment 3*, February 5, 2020.

⁴ Architectural Resources Group, DPR form-set for Stephen’s Meat Products Neon Sign, January 2020.

- Interpretive signage indicating the sign’s age, association, and original location shall be located at the base of the structural support.

The selected site shall be subject to approval by the Director of Planning, Building and Code Enforcement, or the Director’s designee and relocation of the sign shall be completed no more than five years from the date of its removal, with the potential for an extension not to exceed an additional five years upon approval by the Director of Planning, Building and Code Enforcement or the Director’s designee. The EIR determined implementation of this mitigation measure would reduce this impact to a less-than-significant level.

Modified Project

Instead of temporarily storing the Stephen’s Meat Products neon sign indoors and otherwise protected from weather, the modified project would temporarily relocate the sign from its existing location at 105 South Montgomery Street to an outdoor location at History Park, approximately three miles away at 635 Phelan Avenue (southeast portion of Assessor’s Parcel Number: 477-38-001). History Park is a 14-acre indoor/outdoor museum facility with paved streets and running trolleys owned by the City and operated by not-for-profit History San José. It features 32 original and reproduction homes, businesses, and landmarks that showcase Santa Clara Valley’s past. An executed Loan Agreement between the applicant and History San José would document the terms of the temporary loan of the Stephen’s Meat Products neon sign. The temporary receiver site at History Park would allow the sign to be displayed and accessible to the public, instead of being placed in storage. All other requirements of Mitigation Measures CU-7 would remain the same. This Addendum is intended to document the proposed change in the plan for temporary storage, only.

The Stephen’s Meat Products neon sign would be detached from its pole and transported via truck to the History Park location. The existing sign pole would be cut off at its base, placed on a truck, and also transported to the temporary receiver site. At History Park, the existing pole would be installed over a new pole of a slightly smaller diameter, and the sign would be remounted on the top of its original pole. The pole would be stabilized in the ground on a new approximately 3-foot-wide concrete base that would be constructed up to 11 feet below ground. The Stephen’s Meat Products neon sign would only be operational and electrified/lit up periodically for special events. No new modifications to the sign are proposed. While on temporary display at History Park, the sign would be installed in a secure place on the property with existing security, and it would be routinely, visually monitored by History San José staff. A temporary interpretive display would be created and installed at ground level adjacent to the Stephen’s Meat Products sign to provide basic information about the sign’s age, original location, and historic context to park visitors in accordance with Mitigation Measure CU-7. This addendum addresses changes to Mitigation Measure CU-7: Sign Relocation, specifically related to the temporary public outdoor display of the Stephen’s Meat Products Sign in History Park instead of placing it in temporary indoor storage as outlined in the EIR. As stated below, this addendum supersedes provisions in the EIR mitigation measure calling for immediate on-site relocation or temporary placement in secure, weather-protected storage until a receiver site within the project area is identified.

Modified Project Impacts

The EIR concluded that the potentially significant impact that could result to the Stephen’s Meat Products Sign from construction activities within 100-feet of the sign could be mitigated to a less-than-significant level through implementation of Mitigation Measure CU-7: Sign Relocation. The modified treatment of the Stephen’s Meat Products sign allows for its temporary public display during the construction period until the sign is permanently relocated on the project site and includes additional actions that could result in impacts to

the sign that were not considered in the EIR. Temporary relocation of the Stephen's Meat Products sign to an outdoor location would expose it to weather, wildlife, and potentially cause deterioration and increase the possibility of vandalism that it would not otherwise experience while in indoor storage. This unanticipated exposure to the weather, other outdoor elements, and potential vandalism, in combination with removal of the sign from its original location, would still be a **significant impact** to the Stephen's Meat Products Sign.

In addition, the sign is a contributor to the Candidate City of San José Commercial Signage discontinuous Landmark District. Relocation of the sign to a temporary receiver site has the potential to impact the historic district. The sign is associated with a business that no longer exists as the Stephen's Meat Products building was demolished in 2007. No remnants of it remain on the site and the sign exists at its current site without the additional historical features related to the Stephen's Meat Products business. It was listed on the City of San José Historic Resources Inventory (HRI) in 2020 as a contributing site/structure to a "non-contiguous thematic grouping citywide of commercial neon signs." At the time, the signs were listed as individual contributors for their design, materials, and construction (as neon signs). Consideration of their relationship to businesses, buildings, location, or other associations was not part of the assessment for inclusion on the HRI. Therefore, temporary relocation of the sign to another location within the City of San Jose would result in a **less-than-significant** impact on the discontinuous Candidate City Landmark District.

Mitigation Measures

The Stephen's Meat Products neon sign was originally designed as a commercial sign to advertise the Stephen's Meat Market which was located at 105 South Montgomery Street. As a commercial roadway sign, it was designed to be installed adjacent to the street in an outdoor location and to withstand such exposure to weather and other outdoor elements. The Stephen's Meat Products sign was restored in 2017 by the Young Electric Sign Company (YESCO) with funding raised by the Preservation Action Council of San José (PAC*SJ) and was reinstalled in its current location in 2019. As a result, the sign is currently in good physical condition. While on temporary display at History Park, the sign would require specialized and specific maintenance and repair to minimize the impact of the outdoor exposure that it would not experience if it were temporarily kept in indoor storage.

To address the significant impact as a result of implementation of the approved project, and the impacts of the modified project with the temporary display of the Stephen's Meat Products sign at an outdoor location in History Park, the mitigation measure shall be revised as follows:

Mitigation Measure CU-7: Sign Relocation

Prior to the issuance of the first permit for site preparation or construction on the site within 100 feet of the Stephen's Meat Product sign, the project applicant, in consultation with a qualified historic preservation professional, shall remove the sign from the site. ~~If the sign is not immediately relocated to a receiver site, it shall be placed in secure storage. Storage shall be indoors, or otherwise protected from weather, impacts, and vandalism. The location of the storage facility shall be communicated to the Director of PBCE or the Director's designee. During construction, the sign shall be temporarily displayed at San Jose History Park. After completion of construction, the sign shall be permanently relocated to a receiver site within the Downtown West Mixed-Use project area, to a location yet to be determined.~~

To protect the historic resource, the project applicant shall take the following actions:

- (1) **Temporary Relocation Implementation Plan.** Before the issuance of any building, grading, or demolition permit with 100-feet of the sign, whichever occurs first, that would allow disturbance

of the historic resource at 105 South Montgomery Street, the project applicant shall prepare a Temporary Relocation Implementation Plan in consultation with historic preservation professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards. The Temporary Relocation Implementation Plan shall include a detailed description of the proposed relocation methodology and shall include provisions for moving the sign as a single unit (excluding the non-historic pole if necessary). At a minimum, this plan shall include detailed descriptions and drawings that indicate:

- The means and methods of disassembling and securing the sign for relocation to the temporary receiver site;
- The means and methods for display of the sign at San Jose History Park;
- A monitoring, inspection and maintenance plan with a schedule and list of responsible parties. A description of monitoring efforts (remote, in-person, or a combination) shall be included along with a proposed frequency of monitoring reports. The plan shall also include procedures for notification of the City in the event that problems occur. Should repairs or maintenance be necessary, all work shall be completed by a qualified sign company with demonstrated experience working with historic neon signs. Repairs shall be consistent with the Secretary of the Interior's Standards and follow guidance in the National Park Service's *Preservation Brief 25: The Preservation of Historic Signs*;
- Interpretive signage indicating the sign's age, association, and original location shall be located at the base of the structural support of the sign. Permanent signage is not required, however all signage shall be maintained for the duration of temporary display; and
- The approximate timetable for the completion of work, including major milestones.

The Temporary Relocation Implementation Plan shall be subject to review and approval by the Director of Planning, Building and Code Enforcement or the Director's designee prior to removal and relocation of the sign.

(2) **Permanent Relocation Implementation Plan.** During design development, a permanent receiver site shall be identified on the project site with the following characteristics:

- The site shall be similar to the existing location along a public right-of-way.
- The sign shall be placed upon a single support pole of similar dimension.
- Views of the sign shall be permitted from a minimum of 150 feet along both directions of the public right-of-way.
- The sign shall be repaired, as needed, to return it to its current functional state.
- Interpretive signage indicating the sign's age, association, and original location shall be located at the base of the structural support.

The selected site shall be subject to approval by the Director of Planning, Building and Code Enforcement, or the Director's designee. Relocation of the sign shall be completed within no more than five years from the date of its removal, with the potential for an extension not to exceed an additional five years upon approval by the Director of Planning, Building and Code Enforcement or the Director's designee.

Significance after Mitigation: Implementing Mitigation Measure CU-7 would allow the Stephen's Meat Products sign to maintain its historical and artistic integrity, provide for public enjoyment of the sign during construction, and ensure its relocation to an appropriate location on the project site visible

to the public. Therefore, implementing this mitigation measure would reduce the impact on the historical significance of the resource associated with the change in plans for temporary relocation and storage to **less than significant**.

Conclusion

Because the EIR previously anticipated the sign would be temporarily relocated and then reinstalled on the project site, for environmental topics other than historic architectural resources, the temporary relocation of the Stephen’s Meat sign would have substantially similar impacts as those described in the EIR.

No new or more significant environmental impacts beyond those identified in the EIR, have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the EIRs been identified. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the EIR. For these reasons, a supplemental or subsequent EIR is not required and an Addendum to the Downtown West Mixed-Use Plan EIR, has been prepared for the proposed project.

This addendum will not be circulated for public review but will be posted to the environmental review webpage for the EIR, along with the Final EIR and associated documents in compliance with CEQA Guidelines §15164(c).

Christopher Burton, Director
Planning, Building and Code Enforcement

Date:



9/30/22

Deputy

Attachment A: Temporary Relocation Implementation Plan (Mitigation Measure CU-7-1), dated September 26, 2022.

Attachment A

PAGE&TURNBULL

**STEPHEN'S MEAT PRODUCTS SIGN
105 S. MONTGOMERY STREET
TEMPORARY RELOCATION IMPLEMENTATION PLAN
(MITIGATION MEASURE CU-7-1)**

SAN JOSE, CALIFORNIA
[22010.01]

PREPARED FOR
SAN JOSE PLANNING DIVISION

SEPTEMBER 26, 2022

REVISED DRAFT



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PROJECT TEAM

Google/Lendlease, Project Sponsor/Applicant

Craig Constant

Senior Development Project Manager, Infrastructure
cconstant@google.com / 808-233-8340

Page & Turnbull

Page & Turnbull staff responsible for this report included Principal-in-Charge H. Ruth Todd, Project Manager and Project Architect Steve Stark, Architectural Historian Barrett Reiter, and Designer Truc Nguyen. All meet or exceed the Secretary of the Interior's *Professional Qualifications Standards* for Historic Architecture, History, or Architectural History.

Primary Contact at Page & Turnbull

Ruth Todd, Principal

ruth todd@page-turnbull.com / 415-593-3234

Duquette Engineering

Steven P. Duquette, SE, Principal

spd@duquette-eng.com / 408-809-0818

BKF Engineers

Vitina Mandella, PE

vmandella@BKF.com / 408-606-6676

Arrow Sign Company

Tim Brown

tbrown@arrowssigncompany.com / 510-533-7693 ext. 116

History San José

Ken Middlebrook

Curator of Collections

kmiddlebrook@historysanjose.org / 408-521-5021

INTRODUCTION

The Downtown West Mixed-Use Plan will redevelop approximately 80 acres of land in the Downtown West area of San José. The Environmental Impact Report (EIR) for the proposed project was certified by City Council in May 2021. The EIR outlined the project's impacts on cultural resources, including historic resources, and listed required mitigation measures to lessen the impact of the project on historic resources within the project area.

This report addresses **Mitigation Measure CU-7: Sign Relocation** that specifies the treatment of the Stephen's Meat Products sign, also known as "the Dancing Pig," that is currently located at 105 S. Montgomery Street. CU-7 was revised in an EIR Addendum drafted in August 2022, altering the mitigation measure to consist of two parts: CU-7-1 and CU-7-2. This Temporary Relocation Implementation Plan has been prepared to meet the requirements of CU-7-1, outlining the procedures for the relocation, and the monitoring, maintenance, and interpretation of the sign at its temporary receiver site. The preparation of a Permanent Relocation Implementation Plan corresponding to the requirements for CU-7-2, will be prepared once a permanent location within the Downtown West project site is determined for the sign.

The Stephen's Meat Products sign is a historic resource for the purposes of San José City Planning review and CEQA, as the sign has been identified as a contributor to an eligible City of San José Commercial Signage Discontinuous Candidate City Landmark District.¹ The Stephen's Meat Products sign was restored in 2017 by the Young Electric Sign Company (YESCO) with funding raised by the Preservation Action Council of San José (PAC* SJ), and was reinstalled at the 105 S. Montgomery Street site in 2019. In February 2020, the Historic Landmarks Commission of San José voted to list the Stephen's Meat Products sign and nine other neon signs on the city's Historic Resources Inventory.

For a period of up to five years, the Stephen's Meat Products sign will be stored outdoors at the temporary receiver site at San José History Park. A Loan Agreement between Google and History San José documents the agreement for the temporary loan of the sign. The temporary receiver site at History Park, operated by History San José at 635 Phelan Avenue, will allow the sign to be displayed and accessible to the public, instead of being dismantled and placed within storage. While on temporary display at History Park, the sign will be located on a secure site with existing security, and will undergo routine visual monitoring by members of the History San José staff. For additional information, refer to the **Monitoring and Reporting Plan** (p. 5) and the Letter of Support from History San José, included as an **Appendix**. A temporary interpretive display will be installed adjacent to the sign to provide basic information about the sign's age, original location, and historic context to visitors to the park. Refer to **Interpretive Signage for Temporary Display** for additional information about the content of the interpretive display.

Due to the requirements of the construction of the proposed projects for the F-Block area, the decision to temporarily move the sign off-site was made to lessen any possible damage caused by construction activities. The project sponsor, Google/Lendlease, is working with History San José and PAC* SJ to coordinate the temporary installation of the sign at History Park, approximately 3.3 miles southeast of the sign's existing location. History San José has retained the services of a qualified sign company, Arrow Sign Company, which has previous demonstrated experience with historic neon signs and a long-standing relationship with History San José. Arrow Sign Company recently repaired the Orchard Supply Hardware (OSH) sign, relocating it, and mounting it for display at History Park, and has relocated and repaired other neon signs in the History San José collection that are currently in storage. Arrow Sign Company will assess, dismantle, protect, and transport the sign from its existing location to the temporary receiver site.

The sign is currently in excellent condition and does not require any repair or restoration work. Any damage caused by moving or reinstalling the sign at either its temporary receiver site or its permanent receiver site will be assessed during each installation. Repairs will be completed as needed. All repairs will be consistent with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (the Standards)* and will follow the guidance of the National Park Service's *Preservation Brief 25: The Preservation of Historic Signs*.



Figure 1: Project area of the Downtown West Mixed-Use Project. North is to the right.

¹ ESA, Downtown West Mixed-Use Plan: Final Environmental Impact Report, Prepared for the City of San José, September 2021, 3.3-93.

ROLES & RESPONSIBILITIES

Role	Team	Responsibility
Owner	Google	The legal property owner of the historic resource.
Development Manager	Google/Lendlease (G/LL)	The development entity with a contractual relationship with the owner for project delivery.
Entitlements Review	ESA	Responsibility of reviewing all Mitigation Measure compliance documents for the project including, but not limited to, temporary and permanent Relocation Plans.
Entitlements Approvals	City of San José Planning Division	Designated representatives of the Environmental and Planning Divisions of the City of San José have review responsibility and provide final approval of all Mitigation Measure compliance materials.
Permit Approvals	City of San José Building Department	Responsible for review and approval of permit drawings and applications submitted for construction, building relocation, and any demolition work to occur at the project site.
Architect / Preservation Consultant	Page & Turnbull (P&T)	Architect and historic preservation consultant meeting the Secretary of the Interior's Professional Qualifications for Architectural History and Historic Architecture. Responsible for establishing the procedures of the relocation to ensure the long-term integrity of the historic resources involved.
Structural Engineer	Duquette Engineering (DE)	Responsible for determining stabilization and move procedures that will ensure the structural stability of the historic resource prior to and during the relocation process.
Civil Engineer	BKF Engineers (BKF)	Responsible for providing recommendations and steps for the proper treatment of utilities during the preparation of the historic resource for relocation.
Temporary Steward/Loan Agreement Holder	History San José (HSJ)	Organization holding loan agreement with the Owner. Provides ongoing care, maintenance, and monitoring of the historic resource while the sign is located at History Park. Responsibilities include reporting any adverse conditions or impacts to the historic resource to the Owner, as needed.
Sign Company	Arrow Sign Company (Arrow)	A qualified sign company with the expertise to work on, disassemble, relocate, and reinstall the historic sign, providing any necessary repair or maintenance.
General Contractor	Webcor	General contractor to the Development Manager. Responsible for the removal of remaining foundations and utilities left at 105 S. Montgomery Street following the removal of the historic resource.

Task/Phase	Schedule	Primary Responsibility	Notes
Temporary Relocation			
Entitlements	Ongoing	Google; LL; P&T	
Relocation/Installation at History Park	October 6-19, 2022	Arrow; HSJ	The relocation is planned to occur over a two-day period, including preparation of the receiver site and the physical sign relocation. The exact timing of the relocation will be determined by the receipt of all necessary approvals and will occur within the period indicated.
Demolition of existing foundation	TBD	Webcor	The removal of the existing foundation will occur after the relocation is complete. The exact timing will depend on the removal, relocation, and installation of the historic resource at the receiver site, but will occur prior to the end of the year.
Display at History Park	Up to five years	Google; LL	Duration currently unknown; projected to last up to, but not to exceed, five years.
Monitoring of sign	Daily and yearly	HSJ; Google	Refer to Monitoring and Reporting Plan .
Security at receiver site	Ongoing	HSJ	
Permanent Relocation and Rehabilitation			
Permanent Relocation Plan	TBD	Google; LL; P&T	

ARCHITECTURAL SCOPE NARRATIVE

BACKGROUND INFORMATION

Address: 105 S. Montgomery Street
APN: 261-35-003 or 261-35-010
Year Erected: ca. 1948²
Designer/Fabricator: Electrical Products Corp. of California
Historic Status: CEQA Historic Resource

HISTORIC SIGNIFICANCE

The Stephen's Meat Products Sign is a historic resource for the purposes of San José City Planning review and CEQA. As described in the EIR:

The City of San José recognizes the historical significance of its collection of period commercial signage found within the city's boundaries. These signs include illuminated, moving, and static commercial signage. Some signs are directly related to the buildings upon which they sit, while others are important for their artistic or associative properties. A full survey of signage is in process; when complete, this survey will include a detailed historical citywide context for signage of various types and will identify contributors to a discontinuous commercial sign historic district. This district would be a Candidate City Landmark District and its contributors would qualify as historic architectural resources under CEQA.

The Stephen's Meat Products sign at 105 South Montgomery Street features a dancing pig outlined in neon next to the words "Stephen's Meat Products." Prior evaluations for eligibility as a CEQA resource considered the associative value of the sign to a business and building that no longer exists. These evaluations found the sign ineligible for listing at the national, state, or local level. However, the City of San José has determined that the sign is historically significant for its representation of neon commercial promotion and for its overall design and local iconic standing. It was listed in the City's HRI in February 2020 and is considered a contributor to the pending discontinuous commercial sign Candidate City Landmark District.³

At the time of this report, adoption of the Commercial Signage Discontinuous District remains pending.

EXISTING CONDITION

Stephen's Meat Products sign was restored in 2017, has received routine maintenance, and is in excellent condition today.

DESCRIPTION OF RELOCATION

As described in the Introduction, Arrow Sign Company will prepare the sign, determine whether the removal of all neon-tubes is necessary for the move, and complete the relocation of the sign to the temporary receiver site. The sign will be removed from its support pole and placed on a truck and transported to History Park. The existing sign pole will be cut off near its base and also relocated to the temporary receiver site. The existing pole will be slid into a new pole of a slightly larger diameter that is secured within a new concrete foundation. The sign will be mounted on the top of its original pole using the through bolts identified in the **Structural Engineering Scope Narrative** on page 7. At the time of the relocation, Arrow will assess whether any of the neon tubes need to be repaired or replaced and will complete that work as part of the relocation, ensuring that the sign is in complete working order when the installation at History Park is complete. The sign will remain at History Park for up to five years, before being returned to the Downtown West project area to be installed at a permanent location. The permanent future location of the sign has not yet been confirmed.



Figure 2: South face of Stephen's Meat Products sign. Looking north.

² Carroll, Sylvia. "Stephen's Meat Products Story." *Continuity* (Preservation Action Council of San José Newsletter) v. 20, no. 2 (Summer 2019).

³ ESA, Downtown West Mixed-Use Plan: Final Environmental Impact Report, Prepared for the City of San José, September 2021, 3.3-93.

HISTORY PARK: TEMPORARY RECEIVER SITE

The Stephen's Meat Products sign will be relocated to History Park at 635 Phelan Avenue (southeast portion of APN 477-38-001), where it will be placed on a metal support pole at the southwest edge of the park along Senter Road. The approximate planned location of the sign is shown in **Figure 3** and **Figure 4**.

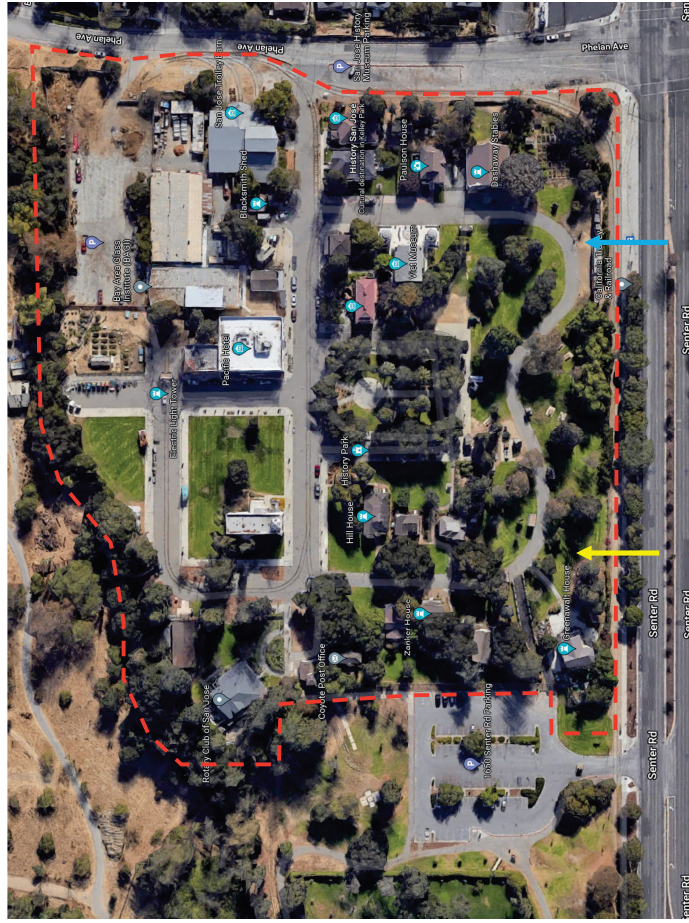


Figure 3: History Park will be the temporary receiver site for the Stephen's Meat Products Sign. The approximate boundary of the park is shown with a dashed red line. The approximate future location of the sign is shown with a yellow arrow. The existing location of the OSH Sign is shown with a blue arrow. Source: Google Maps, 2022. Edited by Page & Turnbull.

History Park is a fully fenced and enclosed site that has a full-time facility manager who monitors the site. Additional staff members, volunteers, and visitors are present on the site during business hours, and the park is secured with locked gates at close of business each day. The 14-acre park is home to numerous historic buildings, structures, and artifacts. Reports of vandalism or trespassing on the site have been extremely rare, and the

Stephen's Meat Products sign will be secure during its time at History Park. For additional information, refer to the Letter of Support from History San José's Curator of Collections, included as an **Appendix**.

The sign will be located near the southwest edge of the park to be visible from the public right-of-way along Senter Road but is set back from the fence line so that it is not accessible except from the interior of the park (**Figure 4**). This will provide more protection from possible vandalism than the sign has previously received given its location adjacent to the sidewalk on S. Montgomery Street. The sign will receive routine monitoring of its condition and maintenance or repair as required. Refer to the **Monitoring and Reporting Plan** for additional information. The sign will not be routinely lit at night, but will be lit periodically for events.

The park has already erected the OSH sign that was gifted to History Park by Google. This sign was relocated, repaired, and mounted at its new location by Arrow Sign Company. The OSH sign is on permanent display on a pole north of the Southern Pacific locomotive and train cars that are adjacent to Senter Road (**Figure 5**).

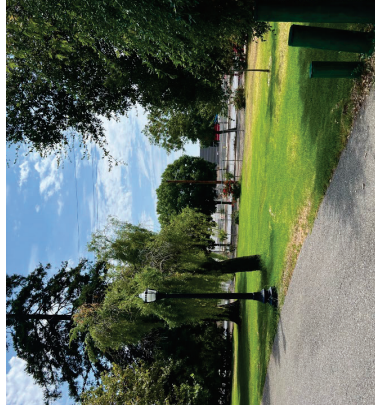


Figure 4: The proposed temporary location of the Stephen's Meat Products sign. Looking south from within the park.



Figure 5: Existing location of the Orchard Supply Hardware sign at History Park. Looking south from within the park.

As a temporary location, not to exceed five years, no analysis of the historical setting, required setbacks, or other contextual information has been included in this report. Once a final receiver site is selected for the permanent installation of the sign, a full analysis of the final receiver site will be submitted to the Director of the City of San José Department of Planning Building and Code Enforcement (PBCE) or the Director's designee for review in keeping with the requirements of CU-7.2.

MONITORING AND REPORTING PLAN

The following Monitoring Program and Reporting Programs have been developed to provide guidelines for the monitoring of the historic resource at History Park. These programs are an element of the overall protection of the historic resource during its years at the temporary receiver site.

Monitoring Program

- Post-relocation survey: As described with the **Description of Relocation**, Arrow Sign Company will take the opportunity to replace any broken or non-functional neon tubes at the time of the relocation effort, allowing the sign to be fully functional at the time of its installation at History Park. Because the sign is a loaned artifact, History San José will complete a Condition Report at the time that the sign enters their care. The Condition Report will serve as a baseline, recording any existing blemishes or areas of wear, and will include photographs of the current condition of the sign.
- On-going, informal monitoring: The sign will be located within a secure site with regular monitoring from park staff, including the Curator of Collections and the Facilities Manager. This monitoring will consist of visual inspection from the ground. Following any significant weather or seismic events that could cause unanticipated damage, the sign will be visually inspected from the ground. If any potential damage is identified from this initial inspection, the sign will be inspected more thoroughly from a lift or ladder.
- Yearly monitoring surveys: The Curator of Collections and the Facilities Manager will conduct a more detailed inspection of the sign once a year using a lift or ladder to ensure that the sign remains in good condition and will identify any areas of concern.
- If any damage is identified during either the on-going visual monitoring or the annual monitoring surveys, the sign will be repaired following standard treatment procedures as outlined in the following section, **AS-Needed and Future Repair**.

Reporting Program

- If any of the monitoring activities detect damage or unsafe conditions, the Curator of Collections at History San José shall notify the Owner (Google) in writing via email within 24 hours for non-urgent conditions; for urgent conditions, the Owner shall be notified immediately via phone, with a follow up message in writing via email to document the condition and the subsequent measures taken to address it. The Owner will contact the City to report any damage or unsafe conditions and the measures taken or proposed to address those conditions.

AS-NEEDED AND FUTURE REPAIR

In the event that any damage is caused to the sign including by vandalism, a weather event, or other unforeseen conditions, the sign will be repaired by a qualified sign company with demonstrated experience with historic neon signs. Given the ongoing relationship between History San José and Arrow Sign Company, Arrow Sign Company is most likely to complete the repairs. All repairs will be consistent with the *Secretary of the Interior's Standards and Guidelines for Rehabilitation (the Standards)* and will follow the guidance of the National Park Service's *Preservation Brief 25: The Preservation of Historic Signs*.

In the future, when the sign is prepared to be moved to its permanent receiver site within the Downtown West Project Area, the sign will undergo an intensive assessment of its condition and any repair needed to bring the sign to an excellent condition will be completed prior to the final installation and activation of the sign at the permanent receiver site. These repairs, which will follow the abovementioned *Standards* and *Preservation Brief 25*, may include rewiring, replacement of neon tubes, and repair to the sign's enamel.

INTERPRETIVE SIGNAGE FOR TEMPORARY DISPLAY

As stated in Mitigation Measure CU-7-1, the temporary interpretive materials for the sign "indicating the sign's age, association, and original location shall be located at the base of the structural support." History San José will design the content and look of the sign to match the other interpretive signage within the park. The sign will be fabricated by Medius Corporation and installed by the park's facilities manager using treated redwood and concrete. Examples of typical interpretive signage at History Park are included at right to show what the future sign may look like.

The following language is proposed to demonstrate the level of information to be included on the temporary interpretive display and is written as though the sign has already been relocated. A historic photograph, **Figure 6** or similar, will be included in the display to illustrate the original context of the sign.

The Stephen's Meat Products sign, also known as "the Dancing Pig," was created in 1948 for the Stephen's Meat Products Company. It was installed at their purpose-built factory and retail store at 105 S. Montgomery Street. The cartoon pig was the company's logo and "Pure Pork Sausage" was their slogan. The 1948 building, and its various additions were demolished in 2007.

The Dancing Pig sign, which contributes to an identified local historic district of commercial signs, remained at its original location until 2022, when construction of the Downtown West Mixed-Use Project began. The sign will remain here, at History Park, until a permanent location within the Downtown West project site is determined.



Figure 6. Colonized photograph of the Stephen's Meat Products company building with the Dancing Pig sign shown at its original location. Source: 1963 County Fair Program, rear cover. From the History San José Collection.



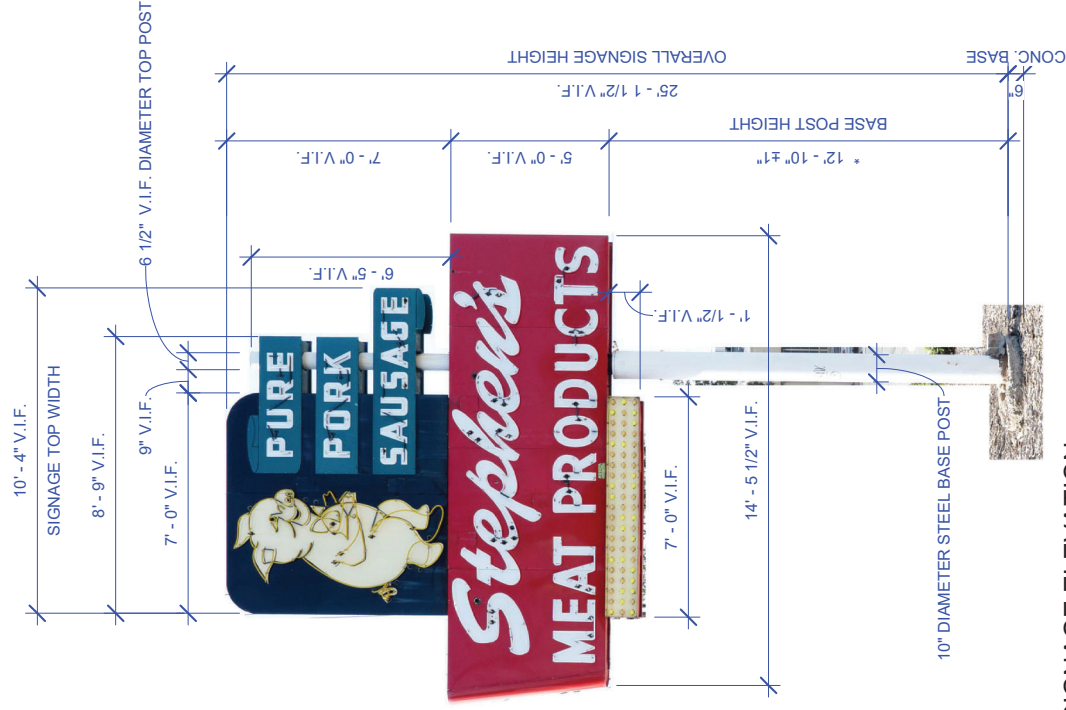
AERIAL MAP - EXISTING SITE

STRUCTURE OF MERIT
 PATTY'S INN
 102 S. MONTGOMERY ST

SUBJECT PROPERTY
CEQA RESOURCE
 STEPHEN'S MEAT PRODUCTS SIGN
 105 S. MONTGOMERY ST

CEQA RESOURCE
 HELLWIG IRON WORKS
 150 S. MONTGOMERY ST

CEQA RESOURCE
 SUNLITE BAKING COMPANY
 145 S. MONTGOMERY ST



SIGNAGE ELEVATION

V.I.F. = VERIFY IN FIELD

* DIMENSIONS SHOWN HAVE BEEN ESTIMATED FROM THIS FIELD VERIFIED DIMENSION

STEPHEN'S MEAT PRODUCTS SIGN - EXISTING SITE

DOWNTOWN WEST SAN JOSE BUILDING RELOCATION

105 S. MONTGOMERY ST. | SAN JOSE, CA | 08/16/2022

STRUCTURAL ENGINEERING SCOPE NARRATIVE

Stephen's Meat Products Sign Relocation

To best protect the sign, it will be removed and prepared for relocation by a sign company that is experienced in care and maintenance of neon signs. Duquette Engineering conducted a site visit to assess the structure of the sign and concluded that the signpost is in two sections. The upper section is integral with the sign itself, inserts into the main sign pole, and has two through-bolts that hold it in place. The sign may be easily removed by removing the two bolts and raising the sign out of the main sign pole. Refer to **Figure 7**.

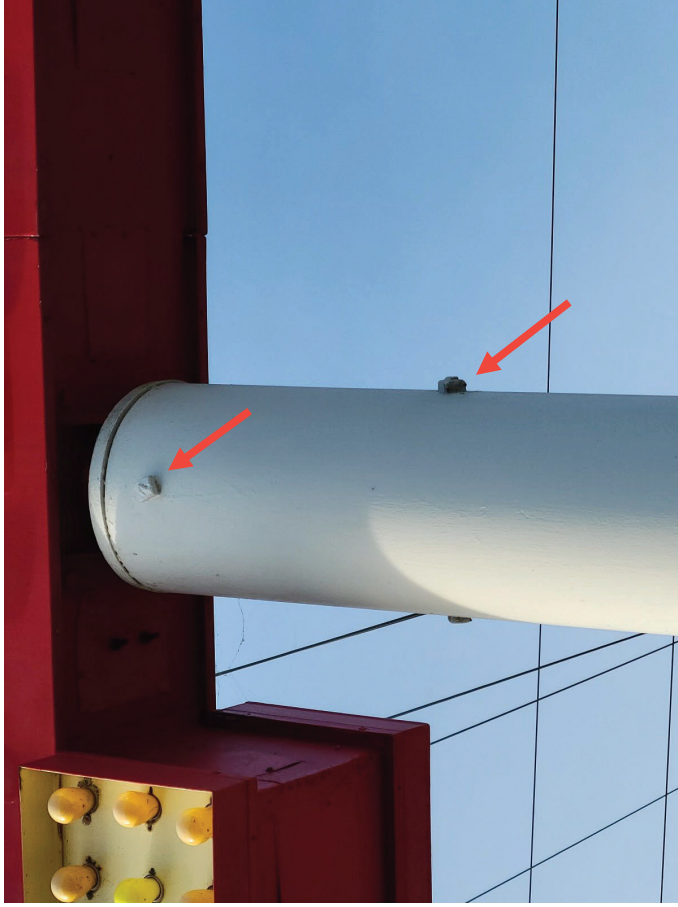


Figure 7: Detail of main sign pole with two through-bolts identified with red arrows.



CIVIL ENGINEERING SCOPE NARRATIVE

Utility Considerations for the Sign Relocation

BKF Engineers recommends performing an Underground Service Alert (USA) to identify underground utility pipes and lines adjacent to the sign removal. Electrical lines serving the sign should be turned off and disconnected prior to start of work. Irrigation and any additional underground lines found during completion of the USA or during the removal process should be protected in place and maintained during removal.

APPENDIX: LETTER OF SUPPORT FROM HISTORY SAN JOSÉ

A letter of support from Ken Middlebrook, the Curator of Collections at History San José, is reproduced below.

August 16, 2022

Ms. Dana Peak
Historic Preservation Officer
Planning Division
City of San José
200 East Santa Clara Street, 3rd Floor
San Jose, CA, 95113

Re: Temporary relocation of Dancing Pig sign to History Park

Dear Dana,

History San José welcomes the opportunity to provide a temporary public location for the Dancing Pig sign at History Park. The sign will join other existing historic structures and features, such as the Iconic Orchard Supply Hardware sign in the city-owned 14-acre facility.

Arrow Sign Company will relocate and install the pig sign. Arrow has multi-decade vintage neon sign experience. HSJ is familiar with Arrow having used the firm multiple times for the movement of several signs within our collection.

Arrow's plan is to remove the sign off its original pole, cut the pole at ground level, transport both to History Park, install the historic pole in a newly concreted sleeve, and reattach the sign. This method is preferred, as both the sign and pole will retain their historic and mechanical relationships. Arrow used the same process in the installation of the OSH sign at History Park.

As a loan from Google, History San José will provide the same respect to the sign as other loaned artifacts in our care. Our museum accreditation requires us to provide a higher level of care to loaned items than artifacts in our own collection.

History Park is entirely fenced with public access controlled via gates that are locked every afternoon, unless the site is being utilized for an after-hours event. We have a full-time facility manager who regularly walks the site, along with dozens of volunteers and other staff members. Both the facility manager and myself, the curator, have the shared responsibility over the various structures, most of which are relocated city landmarked homes.

Vandalism is an extremely rare issue at History Park. Our ongoing maintenance issues typically involve normal wear and tear, such as roofing and paint, caused by outdoor exposure. The OSH sign has been in place for two years without any maintenance concerns. We expect the same with the Dancing Pig sign during its temporary placement in History Park.

History San José appreciates this opportunity in working with Google and the City of San José in providing a safe, secure and appropriate public location for this community landmark.

If you have any questions or concerns, please contact me.



Ken Middlebrook
Curator of Collections
History San José
408-521-5021
kmiddlebrook@historysanjose.org

1650 Senter Road, San Jose, CA 95112 USA | Phone: 408.287.2280 | www.historysanjose.org



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170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CALIFORNIA 94108 TEL 415.362.5154
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