

**RESOLUTION NO. 2024-xx**

**A RESOLUTION OF THE DESIGN REVIEW COMMITTEE OF THE CITY OF EUREKA  
CONDITIONALLY APPROVING A CREATIVE SIGN PERMIT SGNC-24-2  
(MODIFICATION OF CREATIVE SIGN PERMIT SGNC-23-2 AND DR-23-0004) FOR THE  
IHOP SIGNAGE AT 136 FIFTH STREET; APN 001-073-002**

WHEREAS, the Applicant, Geoff Wills, is requesting approval to modify the previously approved Creative Sign Permit (SGNC-23-2) to allow a modified version of the IHOP pole sign on the corner of 5<sup>th</sup> and C Streets (APN 001-073-002) to remain as-is; and

WHEREAS, the approved sign had a midcentury design which incorporated a red A-Frame gable, IHOP's blue box logo with extruding letters with a red smile dropping down below the sign, a circular red sign reading "Open 24 Hours," and a stack of pancakes with neon lighting that alternates on/off to give an illusion of dripping syrup; and

WHEREAS, the sign has been modified and does not include the stack of pancakes on the east side of the pole, it does not include the brown syrup lighting that alternates on/off, and the pancakes are placed on a digitally printed cabinet instead of being constructed out of neon, and the red circular sign has been modified to read "Now Open" and does not have a white border; and

WHEREAS, pursuant to Eureka Municipal Code (EMC) §155.420.080(B) the modified sign includes major changes which requires the sign previously approved under the Creative Sign Permit to be reviewed by the Design Review Committee; and

WHEREAS, the Design Review Committee of the City of Eureka did hold a duly noticed public hearing at City Hall in the City of Eureka on May 22, 2024 at 9:00 a.m. via Zoom and in person in the Council Chamber, to consider the application; and

WHEREAS, the Design Review Committee of the City of Eureka has reviewed the subject application in accordance with Eureka Municipal Code §155.340.060(D), and after due consideration of all testimony, evidence, and reports offered at the public hearing, does hereby find and determine the following facts:

1. The pole sign on the corner of 5<sup>th</sup> and C Streets, as modified, conforms with all 4 Creative Sign General Design Criteria under EMC §155.340.060(D)(9)(a) as described in the staff report.
2. With the proposed modifications, the pole sign still incorporates 3 of the 12 Sign Features, Materials, and Contextual Criteria under EMC §155.340.060(D)(9)(b), which are criteria 2, 7, and 9.

WHEREAS, in the opinion of the Design Review Committee of the City of Eureka, the proposed application should be approved subject to the following conditions:

- a. **Adherence to Previous Conditions of Approval.** The conditions included in Resolution No. 2023-04, associated with the original approval of the IHOP Signage and Façade Improvements under Creative Sign Permit SGNC-23-2 and Design Review DR-23-0004, shall be followed.

- b. **Pancake Stack Sign Cabinet.** The Applicant shall show the pancake stack sign cabinet on both sides of the pole on the Building Permit plans and shall install the missing stack of pancakes sign cabinet to the east side of the pole prior to final Building Permit signoff to the satisfaction of Development Services – Planning.
- c. **5<sup>th</sup> and C Pole Sign Modifications Not Contemplated.** Should any new modifications not contemplated under, or substantially conforming to this Design Review approval, be proposed in the future to the pole sign on the corner of 5<sup>th</sup> and C Streets, the applicant shall apply for a modification to amend this Creative Sign Permit approval to the satisfaction of Development Services – Planning.

NOW THEREFORE, BE IT RESOLVED the Design Review Committee of the City of Eureka does hereby approve the Creative Sign Permit Modification subject to the conditions listed above.

PASSED, APPROVED AND ADOPTED by the Design Review of the City of Eureka in the County of Humboldt, State of California, on the 22<sup>nd</sup> day of May, 2024, by the following vote:

AYES: COMMITTEE MEMBER  
NOES: COMMITTEE MEMBER  
ABSENT: COMMITTEE MEMBER  
ABSTAIN: COMMITTEE MEMBER

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Kassidy Banducci, Chair,  
Design Review Committee

*Attest:*

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Caitlin Castellano, Executive Secretary