

RESOLUTION NO. PC 25-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COMMERCE, REGARDING SPECIAL USE PERMIT NO. 25-01

WHEREAS, the City of Commerce ("City") is a general law city, incorporated under the laws of the State of California; and

WHEREAS, Commerce Municipal Code ("CMC"), Division 11, Chapter 19.39.740 establishes the Special Use Permit process to allow certain uses to operate for limited, defined periods at locations throughout the City, provided the uses are regulated so as to avoid adverse impacts on the neighborhoods in which they are located; and

WHEREAS, a request for a Special Use Permit has been requested by Guy Taghavi with Taghavi Farms, to allow for a pumpkin patch that would take place starting October 1, 2025, and running through October 31, 2025 ("Project"), at the property located at 5933 Telegraph Road (Assessor's Parcel Number ("APN") 6336-017-908); and

WHEREAS, the Planning Commission reviewed Special Use Permit No. 25-01 on August 20, 2025; and

WHEREAS, the Planning Commission, after due inspection, investigation, and study made by itself and on its behalf, and after due consideration of all evidence and reports offered at said hearing with respect to the proposed Ordinance, does find that all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY RESOLVE AND DETERMINE AS FOLLOWS:

Section 1. The project qualifies for a Class 1 Categorical Exemption from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code § 21080(b)(9); Administrative Code, Title 14, Chapter 3, § 15301(a), Class 1, Existing Facilities). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. In this case, the project consists of a temporary use that will not expand or build onto the existing site, and rather will contain ancillary appurtenances, which include but are not limited to jumpers, temporary canopies, and removable seating areas.

Section 2. The Planning Commission hereby conditionally approves Special Use Permit No. 25-01, subject to the following conditions:

1. That the applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, its officers, employees and agents from all

claims, actions, or proceedings against the City to attack, set aside, void, annul, or seek damages arising out of an approval of the City, or any agency or commission thereof, concerning this Special Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding to which this condition is applicable. The City shall cooperate in the defense of the action, while reserving its right to act as it deems to be in the best interest of the City and the public. The applicant shall defend, indemnify, and hold harmless the City for all costs and fees incurred in additional investigation or study, or for supplementing or revising any document, including, without limitation, environmental documents. If the City's legal counsel is required to enforce any condition of approval, the applicant shall pay for all costs of enforcement, including legal fees.

2. This Special Use Permit will allow for the subject event to take place from October 1, 2025, to October 31, 2025, during the hours of 12:00 P.M. to 10:00 P.M. Monday through Friday and 9:00 A.M. to 10:00 P.M. Saturday through Sunday.
3. The applicant shall obtain all necessary permits and approvals from the City's Building and Safety Division and the Los Angeles County Fire Department prior to commencement of the subject event.
4. The applicant shall obtain all necessary permits, licenses, and approvals from the Los Angeles Department of Public Health prior to commencement of the subject event.
5. The applicant shall obtain all necessary business licenses prior to commencement of the subject event.
6. All driveways, streets, and sidewalks leading to the subject property shall not be blocked during the event.
7. The fire lane identified on the plans shall remain unobstructed at all times during the event.
8. Within the designated pumpkin patch area, there shall be at least one fire extinguisher located no more than every 75 feet from the next. This shall be reviewed to the satisfaction of the Los Angeles County Fire Chief or any of his designees.
9. No smoking signs shall be placed throughout the site. Specifically, signs shall be placed near tents as well as high-traffic corridors that are intended for human occupancy.
10. Should the applicant install a Temporary Power Pole, an electrical permit shall be obtained from the City's Building and Safety Division. The applicant is responsible for paying all electrical utility expenses during the term of the Special Use Permit.

11. Public Sidewalk shall not be closed or obstructed without prior City approval and issuance of an Encroachment Permit. All traffic cones must be placed entirely within the property's parking lot and not in the public right-of-way.
12. No Traffic Control measures, or lane closures are permitted without prior City approval and issuance of an Encroachment Permit.
13. A County of Los Angeles Fire Department Carnival/Fairs Permit is required for the subject event. This permit shall be obtained prior to the commencement of the event.
14. An affidavit of agreement to all the requirements and conditions of approval shall be signed by the applicant.
15. The designated pumpkin patch area and immediately surrounding streets shall be maintained clear and litter-free during all hours of operation.
16. Proper trash receptacles and recycling bins shall be provided throughout the designated pumpkin patch during all hours of operations.
17. All trash receptacles and recycling bins shall be serviced regularly during all hours of operations.
18. Signage indicating the location of parking shall be provided and placed in a conspicuous location.
19. The applicant shall comply with all accessibility requirements as required by the latest edition of the Los Angeles County Building Code.
20. Approval of Special Use Permit No. 25-01 does not constitute approval of any other events at the subject location. Any future events shall require approval by the City of Commerce and all other responsible agencies.
21. Violation of any conditions shall render the approval null and void.
22. At the expense of the applicant, a temporary fence shall be installed and maintained along the event premises during the term of this Special Use Permit.
23. The applicant shall provide a policy for liability Insurance in the amount of \$1 million dollars.
24. The property will be available for event set-up beginning September 1, 2025, and the applicant must vacate the property no later than 5:00 pm, Monday, November 10, 2025. The applicant shall be liable for and pay the City of Commerce the sum of one thousand dollars (\$1,000) for each day over November 10, 2021.
25. A security plan showing additional security detail and safety measures to be implemented during the event shall be prepared and submitted to the Director for

review prior to obtaining any building permits associated with the proposed Special Use Permit.

26. A traffic control plan showing how traffic will be addressed during peak demand of this event shall be prepared and submitted to the Director for review prior to obtaining any building permits associated with the proposed Special Use Permit.
27. The following corrections must be made to the site plan:
 - a. Text to the right of plan needs to match the plan #8. Clarify whether the driveway is 45' wide or 48' wide (24' +24') as shown on plan.
 - b. For the eight (8) ADA parking spaces, they should at least post the Disabled Person Signs in front of each space and make the spaces 14' wide. They can spray paint the dirt blue for the spaces. Tthe ADA spaces are shown two (2) in a row. Clarify are they to enter and exit the ADA spaces. There should be eight (8) in a row along the fence.
 - c. Add a sign on a temporary post identifying "No left turn out" of the driveway, Monday – Friday.

I hereby certify that the foregoing findings and conditions contained in this Resolution were adopted by the Planning Commission at its regular meeting of August 20, 2025.

Salvatore Gutierrez,
Chairperson Planning Commission

ATTEST:

Jessica Serrano, Secretary

ACCEPTANCE OF CONDITIONS
SPECIAL USE PERMIT

AFFIDAVIT

I, Guy Taghavi, hereby state that I am the owner, or the authorized agent of the owner, of the property involved in Special Use Permit Number 25-01.

I further state that I have read, understand, and accept, and will comply with all the conditions of approval contained in Planning Commission Resolution Number PC 25-##.

I am also aware that if any of the provisions of this Special Use Permit are violated or held to be invalid, or any law, statute, or ordinance is violated, the Special Use Permit shall be subject to revocation under Commerce Municipal Code Section 19.39.240.

Signed: _____

Title: _____

Company: _____

Mailing Address: _____

Phone: _____

Date: _____

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF COMMERCE)

A notary public or other public officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On _____ before me, _____

(insert name and title of the officer)

Personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)