



CITY OF COMMERCE AGENDA REPORT

TO: Honorable City Council

FROM: Ernie Hernandez, City Manager

SUBJECT: Authorize a license agreement with Taghavi Farms

MEETING DATE: June 9, 2026

RECOMMENDATION:

The City Council is requested to:

Authorize the City Manager to execute a License Agreement with Taghavi Farms from August 1, 2026, through November 15, 2026, on a form as approved by the City Attorney

ANALYSIS AND REVIEW:

In the past, the City-owned property located at 5933 Telegraph Road has been previously leased out to interested parties on a temporary basis. The lessee agrees to the terms and conditions found in their corresponding license agreements.

The applicant, Taghavi Farms, is proposing a Pumpkin Patch that will take place over two weekends. Taghavi Farms hosted a pumpkin patch in the City in 2019 and 2025

The Pumpkin Patch will operate from October 1 through October 31, 2026. The applicant is requesting to go on site starting August 1, 2026, for set-up purposes and exit the property on November 15.

As explained by the applicant, Taghavi Farms will provide a pumpkin patch on the requested dates. They will provide a variety of rides geared toward adults, teenagers, and children, creating an enjoyable experience for the entire family. In addition, it offers games inflatable rides, and Pumpkin Sales. In addition, each event will have private security provided by the applicant.

The site will be fully self-contained, powered by one 175-kW generator that will be grounded with 2 ten-foot copper rods, along with portable restrooms, trash receptacles, and ADA accessibility throughout its venue parameters.

Due to the anticipated crowds and the overall nature of the event, the applicant has provided details on their safety. Additionally, within the designated area, there will be at least one fire extinguisher located no more than every 75 feet from the next and will be reviewed by the Los Angeles County Fire Department. There will be one security booth with 2 (two) armed guards posted at the entrance during all event hours. An additional 4 (four) unarmed security guards during the carnival, who will ensure City ordinances are consistently observed. During the weekend the applicant is said to include double the amount of security personnel on site during business hours. Said personnel will be clothed in such a manner as to be readily identifiable as an employee or security. Their application includes their emergency safety plan.

As compensation for the temporary use, the applicant is proposing a guarantee of \$60,000.00 to the community benefit fund.

In addition, their lease total will be \$500.00 for the duration of the use. Other benefits include providing for safety enhancement, such as additional fencing, as well as indemnifying the City in the event of any accidents.

As part of the review process, Planning Division staff routed this request to the City of Commerce's Building & Safety Division, Public Works Division, Business License Division, Public Safety Division, and Los Angeles County Fire and Sheriff's Departments. Conditions of approval have been provided that are intended to ensure there is greater control and oversight of the event while mitigating any possible detrimental impact to both the subject site and the neighboring properties.

If approved by the City Council, the applicant will be required to sign a temporary license agreement to occupy the city-owned property during the aforementioned dates. Staff will schedule a planned walk-through of the site prior to opening, along with a walkthrough with the applicant prior to the exit date.

The License Agreement will be 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 License Agreement. 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 license will allow Taghavi Farms to enter the property on August 1, 2026, and exit the property on November 15, 2026, and operate during the hours of 1:00 P.M. through 11:30 P.M., Monday through Friday and from 10:00 A.M. through 11:30 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 the 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 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. The applicant shall obtain an Electrical Permit from the City's Building and Safety Division for the 175-kW generator. The applicant is responsible for paying all electrical utility expenses during the term of the License Agreement
11. The applicant shall obtain a Miscellaneous Permit from the City's Building and Safety Division for the proposed tents. All construction, including tents, parking, and accessibility, shall be ADA-compliant.
12. 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.
13. An affidavit of agreement to all the requirements and conditions of approval shall be signed by the applicant.
14. The designated area and immediately surrounding streets shall be maintained clear and litter-free during all hours of operation.
15. Proper trash receptacles and recycling bins shall be provided throughout the designated area during all hours of operations.

16. All trash receptacles and recycling bins shall be serviced regularly during all hours of operations.
17. Signage indicating the location of parking shall be provided and placed in a conspicuous location.
18. The applicant shall comply with all accessibility requirements as required by the latest edition of the Los Angeles County Building Code.
19. Approval of this License Agreement 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.
20. Violation of any conditions shall render the approval null and void.
21. At the expense of the applicant, a temporary fence shall be installed and maintained along the event premises during the term of this License Agreement.
22. The applicant shall provide a policy for liability Insurance in the amount of 1 million dollars.
23. The property will be available for event set-up beginning August 1, 2026, and the applicant must vacate the property no later than 11:00 pm, November 15, 2026. The applicant shall be liable for and pay the City of Commerce the sum of one thousand dollars (\$1,000) for each day after November 15, 2026.
24. 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 License Agreement.
25. 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 License Agreement.
26. Prior to installation of any traffic control measures within the public right-of-way, the applicant shall submit a traffic control plan to the Public Works Department for review and approval. Any traffic control devices, barricades, cones, signage, or equipment to be placed within the public right-of-way, including streets, sidewalks, or parkways, shall require an advanced Encroachment Permit issued by the City of Commerce Public Works Department. All traffic control devices shall conform to the latest edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD).
27. No portion of Telegraph Rd and/or sidewalk shall be blocked without written approval from the Public Works Department.

STAFF RECOMMENDATION:

1. The City Council consider applicant request use of the site at 5933 Telegraph Road for the period of August 1, 2026, and exit the property on November 15, 2026
2. The City Council considers the applicant's proposed guarantee of \$60,000.00 in community benefit fees, or direct staff to negotiate a different rate based on more recent fees and uses.
3. Authorize the City Manager to execute a License Agreement with Christiansen Amusements, Inc. on a form as approved by the City Attorney.

FISCAL IMPACT:

The proposed temporary use agreement will contribute the amount approved by the City Council into the Community benefit fund.

ALTERNATIVES:

1. Approve staff recommendation; and/or
2. Provide further direction to staff

Prepared by: Gisselle S. Delgado, Senior Management Analyst
Reviewed by: Jessica Serrano, Director of Community Development
Respectfully submitted: Ernie Hernandez, City Manager
Approved as to form: Noel Tapia, City Attorney