



STAFF REPORT

SPECIAL USE PERMIT NO. 25-01

TO: Planning Commission

FROM: Community Development Department

DATE: August 20, 2025

CASE NO.: Special Use Permit ("SUP") No. 25-01
(California Environmental Quality Act ("CEQA") Exemption §15304, and §15301)

REQUEST:

A request for a SUP to allow for a temporary pumpkin patch that would take place starting on October 1, 2025, through October 31, 2025, at the property located at 5933 Telegraph Road (Assessor's Parcel Number ("APN") 6336-017-908). The setup for the event is scheduled to begin on September 1, 2025, with the breakdown planned for November 10, 2025. Commerce Municipal Code ("CMC"), Division 11, Chapter 19.39.740 establishes the SUP 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.

LOCATION: 5933 Telegraph Road
Commerce, CA 90040
APN: 6336-017-908

APPLICANT: City of Commerce Taghavi Farms/Guy Taghavi
44510 200TH Street
Lancaster, CA 93535

STAFF RECOMMENDATION:

That the Planning Commission of the City of Commerce ("Planning Commission") approve the SUP as discussed herein.

ATTACHMENTS: A) Site Plan
B) Resolution

ENVIRONMENTAL ASSESSMENT:

Pursuant to CEQA and CEQA Guidelines, the City reviewed the environmental impacts of the proposed SUP. No additional environmental review is required for this SUP pursuant to CEQA Guidelines § 15304 (Class 4 - Minor Alterations to Land). Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of mature, scenic trees, such as the minor temporary use of land having negligible or no permanent effects on the environment. Here, the approval of an SUP to allow a pumpkin path will not involve any construction or permanent installation of structures or facilities, and will consist of the placement of temporary structures and rides that will be removed after the specified term. Thus, the SUP will consist of minor alterations to land, water, and/or vegetation and fall within the Class 4 exemption. The proposed SUP is also exempt pursuant to State CEQA Guidelines, § 15301 (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 existing or former use." The proposed SUP will consist of leasing of public land involving negligible or no expansion of the existing use the pumpkin patch is a temporary use.

SURROUNDING ZONING AND LAND USES:

Project Site - Land Use & Applicable Regulations	
General Plan Designation:	Commercial
Zoning:	C2 (Unlimited Commercial)
Applicable Zoning Regulations:	Commerce Municipal Code Section 19.09 Commercial Zone; Commerce Municipal Code Chapter 19.39, Division 11 Temporary Use Permits and Special Events; Commerce Municipal Code Section 19.39.770 Special Use Permit Proceedings; Commerce Municipal Code Section 19.39.780 Conditions of Approval; Commerce Municipal Code Section 19.31.320 Development Standards and Conditions.

Direction	Zoning	Land Use
North:	M-2	Industrial
South:	N/A	Interstate 5
East:	C/M1	Commercial Manufacturing
West:	C2	Commercial

ANALYSIS:

In 2019, the Guy Taghavi with Taghavi Farms (“Applicant”) hosted a pumpkin patch that featured a petting zoo, entertainment, inflatable attractions, food, and other attractions on an undeveloped site measuring approximately 14.40 acres (627,264 square feet) and located at 5933 Telegraph Road (“Project Site”). As a result of the COVID-19 pandemic, the use did not take place in 2020. The Applicant received approval for an SUP to conduct a similar event on July 28, 2021.

The Applicant submitted SUP No. 25-01 to conduct a pumpkin patch at the Project Site. The proposed event will take place from October 1, 2021, through October 31, 2021, and will allow the general public to enjoy activities throughout the site between 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. The event will occupy approximately 77,700 square feet (1.78 acres), including the event space, parking, egress, and ingress points.

As explained by the Applicant, the proposed pumpkin patch will include food truck vendors, pony rides, ten (10) inflatable attractions, and carnival attractions, such as a kiddie roller coaster, ferris wheel, kiddie train, and a 100-foot giant slide. As part of the event, a total of six (6) canopy tents will be set up to display pumpkins and host other activities.

Powering the event will be one (1) 400-amp electrical service with a 125 electrical subpanel for the mechanical rides and inflatables. Due to the type of structures that will be set up, the anticipated crowds, and the overall nature of the event, a fire lane will be provided throughout the site, as shown on the attached site plan. The applicant would be responsible for paying all electrical utility expenses during the term of the SUP.

The Project Site is owned by the City of Commerce Community Development Commission, which is the former redevelopment agency that implemented redevelopment activities for the City. As part of the Applicant’s proposal, the applicant agreed to participate in the community benefit program by providing a donation of \$30,000 to this program. Other benefits include providing for safety enhancement, such as additional fencing, as well as indemnifying the City in the event of any accidents. Further, the applicant will be required to provide safety measures that will include the contracting of two (2) security guards and approximately forty-five (45) event staff members. Said personnel will be clothed in such a manner as to be readily identifiable as an employee or security.

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.

Upon approval of the Planning Commission, the Applicant is required to sign a temporary lease agreement to occupy the City-owned property during the aforementioned dates.

STAFF RECOMMENDATION:

Based on staff's analysis, it is hereby recommended that the Planning Commission conditionally approve SUP 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.

- END OF CONDITIONS -

Prepared by: Gisselle S. Delgado
Senior Management Analyst

Reviewed by: Jessica Serrano
Director of Community Development

Reviewed by: Araceli Almazan
Assistant City Attorney

ATTACHMENT A
SITE PLAN

ATTACHMENT B
RESOLUTION NO. ____