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**From:** Mermell, Steve  
**Sent:** Friday, November 01, 2019 1:13 PM  
**To:** Martin Truitt  
**Cc:** City\_Council; Bagneris, Michele; Reyes, David; Fuentes, Theresa; Paige, Jennifer; Rodriguez, Nicholas; michael@voglerlawoffices.com  
**Subject:** Inaccurate and Misleading Video  
**Attachments:** 0465\_001.pdf; S230@cityofpasadena.com\_20191031\_160624.pdf

Dear Mr. Truitt:

Pursuant to your request, on Tuesday, October 29, 2019 the City Clerk forwarded a video and memo you prepared to the City Council. In your memo, you assert without supporting evidence that “Integral Associates Dena, LLC not only had advance warning of a licensed surveyor requirement but received the assistance of City Staff in preparing a portion of their cannabis application.” Your video attempts to support your memo, with clips meant to imply that David Reyes, Director of Planning and Community Development, was lying in response to questions on this topic by a member of the City Council. I write to provide you the evidence that proves your memo, and the implications in the video, are wrong.

You assert that Mr. Richard McDonald, legal counsel for Integral, admitted that the staff that assisted Integral with their application likely included Jennifer Paige, Deputy Director of the Planning and Community Development Department. That is wrong. Mr. McDonald was referring to Jennifer Wilcox of Integral. You can find Integral’s CUP application at this link, and can see that Jennifer Wilcox is part of the Integral team. Attached for ease of reference is Integral’s Disclosure Pursuant to the City of Pasadena Taxpayer Protection Act form, disclosing Jennifer Wilcox’s name.

<https://ww5.cityofpasadena.net/planning/wp-content/uploads/sites/56/2019/01/Integral-CUP-application-Hardcopy-Redacted.pdf>

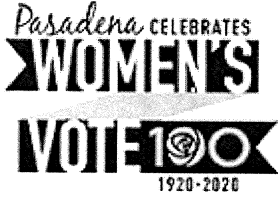
I confirmed that Mr. McDonald was referring to Jennifer Wilcox in a call I made to him the afternoon of Tuesday, October 29, 2019. Mr. McDonald then told me that his references to staff asking him to “make sure that Larry, who is a licensed surveyor signed everything” referred to the maps used for public notice purposes as discussed with staff the week of October 14, and did not refer to the maps used for distance measurements from sensitive uses prepared in June.

Mr. McDonald then offered to provide to me copies of non-attorney privileged emails between the Integral team related to the issue of a licensed surveyor. Those emails show that Integral independently decided to use the services of a licensed surveyor as of June 3, 2019, and disprove your claim that City staff assisted Integral with preparing its maps prior to submission of its CUP application. Copies of those emails are attached.

As has been the case on other occasions, your implications that staff has done something nefarious are wrong and misguided. I am sharing this evidence of the facts with the City Council. Please conduct any future correspondence with the City or City Council in accordance with these facts, and refrain from continuing to misconstrue the facts in an effort to malign City staff in relation to the cannabis permitting process.

Sincerely,

Steve Mermell  
City Manager  
City of Pasadena



Steve Mermell  
City Manager – 626.744.6936  
 **PASADENA**  
CITIZEN SERVICE CENTER 626.744.7311

**Disclosure Pursuant to the  
City of Pasadena Taxpayer Protection Act  
Pasadena City Charter, Article XVII**

I. Does the value of this application/project *have the potential* to exceed \$25,000?  Yes  No (Applicant *must* mark one)

II. Is the application being made on behalf of a government entity?  Yes  No

III. Is the application being made on behalf of a non-profit 501(c) organization?  Yes  No  
If yes, please indicate the type of 501(c) organization:  501(c)(3)  501(c)(4)  501(c)(6)

Applicant's name: Integral Associates Dena, LLC Date of Application: 6/14/2019

Owner's name: Armen Yemenidjian Contact phone number: [REDACTED]  
(for questions regarding this form)

Project Address: 908 E. Colorado Blvd., Pasadena, CA 91106

Project Description: Retail Cannabis Conditional Use Permit for 3,500 sq-ft tenant space in existing 19,916 sq-ft building located within the Central District Specific Plan and within the Alcohol Overlay District.

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity and the first and last names of all parties of interest of that organization/entity. (List all parties below and use additional sheets as necessary, or provide all parties on an attachment) Please print legibly. Have any additional sheets or an attachment been provided?  Yes  No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
See attached.		See attached.

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent: [Signature] Date: 6/14/2019

***For Office Use Only***

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit  
Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: \_\_\_\_\_ PLN#: \_\_\_\_\_

Attached Address: \_\_\_\_\_ No Attached Address

Appealed: Yes No Appeal PLN# \_\_\_\_\_ Application Withdrawn

Final Decision:  Approved  Denied Decision Date: \_\_\_\_\_ Decision Maker: \_\_\_\_\_  
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Project Description:** The proposed project is a request for a Retail Cannabis Conditional Use Permit (CUP). The facility is proposing to operate within a 3,500-square-foot-tenant space in an existing 19,916-square-foot-building located at 908 E. Colorado Blvd, Pasadena, CA 91106 within the Central District Specific Plan. The project site is also located in the Alcohol Overlay District.

**Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project:**

1. Armen Yemenidjian
2. Alejandro Yemenidjian
3. Brian Greenspun
4. Jennifer Wilcox
5. Lucienne Adams
6. Courtney Lynch
7. Anna Cohen
8. Integral Associates CA, LLC (100% owned subsidiary)
  - GV Health Partners, LLC (50%)
    - Brian Greenspun (100% of GV Health Partners, LLC)
  - KHOD Holdings, LLC (50%)
    - Yemenidjian Living Trust (50% of KHOD Holdings, LLC)
      - Alejandro Yemenidjian as Grantor
    - Armen Yemenidjian (50% of KHOD Holdings, LLC)

**Those with more than a 10% equity, participation or revenue interest in Owner and/or Project**

1. Armen Yemenidjian
2. Alejandro Yemenidjian
3. Brian Greenspun

Email: [RMcDonald@CarlsonNicholas.com](mailto:RMcDonald@CarlsonNicholas.com)

Website: [www.CarlsonNicholas.com](http://www.CarlsonNicholas.com)

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**From:** Dave Falvey <[dave@essencevegas.com](mailto:dave@essencevegas.com)>  
**Sent:** Monday, June 3, 2019 1:10 PM  
**To:** Richard McDonald <[rmcdonald@carlsonnicholas.com](mailto:rmcdonald@carlsonnicholas.com)>; Nicholas Borrelli <[nborrelli@coldwellbanker.com](mailto:nborrelli@coldwellbanker.com)>; Armen Yemenidjian <[armen@armencocapital.com](mailto:armen@armencocapital.com)>  
**Subject:** Fwd: APN for 908 Colorado Blvd Pasadena ca

Please see results below

As the retail space is on the cusp of required separation QMS is recommending a civil or survey firm confirm

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----Hi Dave,

To recap our conversation: We reviewed our previous analysis of the site and the radius was done for 600' based on the entire ownership. The RM-48 falls within these 600'. However if you change the radius to begin from the two lots you provided (APN ending in 036), the RM-48 is right at the cusp of the 600' Radius. To determine the accurate distance you would need to consult a licensed Land Surveyor or a Civil Engineer. Attached is the map previously created for this location.

Please let me know if I may be of further assistance.

Best regards,

Rosa Falcón

Quality Mapping Service  
14549 Archwood St. #301  
Van Nuys, CA 91405  
(818) 997-7949 (o)  
www.qualitymapping.com

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**From:** Dave Falvey [mailto:[dave@essencevegas.com](mailto:dave@essencevegas.com)]  
**Sent:** Monday, June 03, 2019 9:53 AM  
**To:** Quality Mapping <[qmapping@qesqms.com](mailto:qmapping@qesqms.com)>  
**Subject:** Fwd: APN for 908 Colorado Blvd Pasadena ca

Good morning can we get the final survey survey back on 169 and at least preliminary 908?

Thanks

Sent from my Verizon, Samsung Galaxy smartphone