

January 20, 2026

File Number: 89AF-371175

## VIA E-MAIL

City Council  
City of Monterey Park  
320 W. Newmark Avenue  
Monterey Park, CA 91754  
Email: c/o City Clerk,  
[MPCLerk@montereypark.ca.gov](mailto:MPCLerk@montereypark.ca.gov)

Re: Update for 1977 Saturn Data Center Project

Dear Honorable City Council,

We represent HMC StratCap 1977 Saturn, LLC (“Applicant”) regarding its data center project (“Project”) located at 1977 Saturn Street in the City of Monterey Park (“City”). On December 20, 2025, the City issued a press release stating that the City Council would not hear the Project on January 21, 2026 based on a request from the Applicant to table the matter. Accordingly, the City did not notice the matter for public hearing, and has not included the matter on the January 21, 2026 agenda. Therefore, no formal decision-making action on the Project can occur at the January 21, 2026 hearing pursuant to the Ralph M. Brown Act.

The Applicant desires a long-term relationship with the City that can provide value to the community and its residents. In December 2025, certain residents raised concerns about the Project. The Applicant takes that feedback seriously. Accordingly, the Applicant asked the City to pause consideration of the Project so the Applicant could take time to listen, share information, and better understand community concerns. In the coming weeks and months, the Applicant will share more updates, online resources, and invite residents to community meetings. The Applicant looks forward to more meaningful conversations and engagement with the community.

In addition, at this time, the Applicant has decided to voluntarily engage in preparation of an Environmental Impact Report (“EIR”) for the Project. Doing so will provide additional time for community engagement and deeper environmental analysis before decision-making on the Project. We note that there is misinformation swirling in the community based on unvetted positions being pushed by an opposition campaign. The Applicant looks forward to clarifying those positions and providing the City and community with fact- and evidence-based analysis regarding the Project.

In closing, the Applicant looks forward to further evaluating the Project and demonstrating its value to the City and the community.

# SheppardMullin

January 20, 2026  
Page 2

Sincerely,

A handwritten signature in blue ink that reads "James E. Pugh". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

James E. Pugh  
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4909-1972-6217.2

cc:

[mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov)

Inez Alvarez, City Manager, [ialvarez@montereypark.ca.gov](mailto:ialvarez@montereypark.ca.gov)

Timothy Hou, Director of Community Development, [thou@montereypark.ca.gov](mailto:thou@montereypark.ca.gov)

Karl Berger, City Attorney, [kberger@bwslaw.com](mailto:kberger@bwslaw.com)

Bryan Marsh, StratCap

Jeff Snow, StratCap

Chris Flynn, StratCap

Scott Rynders, The Rynders Corporation