

Exhibit D

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From: [Paul Ingemanson](#)
To: [Mendoza, Jose](#)
Subject: Fwd: PLN250338 26319 Scenic Request for short term rental
Date: Tuesday, March 17, 2026 10:36:44 AM

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Hope this one makes it

----- Forwarded message -----

From: Paul Ingemanson <pingemanson@gmail.com>
Date: Tue, 17 Mar 2026 at 08:14
Subject: Fwd: PLN250338 26319 Scenic Request for short term rental
To: <mendozaJ10@countyofmonterey.com>

Jose,

My first try didn't make it to you - let me know if you received it this time.

Thanks,

Paul Ingemanson

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From: Paul Ingemanson <pingemanson@gmail.com>
Date: Tue, 17 Mar 2026 at 08:10
Subject: PLN250338 26319 Scenic Request for short term rental
To: <zahearingcomments@co.monterey.ca.us>
Cc: Ann Ingemanson <anningemanson@gmail.com>, <mendozaJ10@countyofmonterey.com>, <John328gallo@outlook.com>, <John328gallo@outlook.com>

I am the neighbor next door at 26321 Scenic and want to express my concerns about the limited parking available and the possible impact of large weekend parties on nearby residences of short-term rentals in our neighborhood. Parking in front of our house is often utilized by non-guests which causes our guests, cleaning help, gardeners and other contractors to search for parking elsewhere.

John Gallo has expressed his intent to limit stays to 5 days, four to six guests and no more than two vehicles at the prop[erty]. I support these guidelines and strongly feel that the County should impose similar limits on all short term rentals in the Carmel Point neighborhood.

Thank you for your consideration.

Paul Ingemanson
26321 Scenic Road, Carmel, Ca

From: [Douglas Hockersmith](#)
To: [293-zahearingcomments](#)
Cc: [Mendoza, Jose](#)
Subject: Public Hearing 26319 Scenic Road
Date: Wednesday, March 18, 2026 11:42:27 AM

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Dear Zoning Administrator,

I have concerns with regards to the proposed issuance of a coastal development permit for the property named above. This house is two doors down from me on Scenic Road in Carmel. I really don't believe a commercial vacation rental is necessary in the neighborhood, especially on the Point.

Scenic Road is busy as it is with walkers, bicycles, motorbikes, and automobile traffic that's constant seven days a week throughout the year. That's OK and expected when we built our house two years ago. However, we don't need potential groups coming from outside to rent this property on a regular turn basis. This is a residential neighborhood and not a business district.

Some questions:

- What is the bedroom and bath count for this house at 26319 Scenic?
- What is the proposed occupancy limit, if any, for this house?
- Where does the owner expect transient renters will park? There are no general parking spots in this stretch of Scenic Road. I believe the house can only accommodate one in a single car garage.
- How will noise be regulated throughout each day?
- Will there be time constraints or restrictions placed on renters with respect to outdoor activities and/or parties?
- Who will provide management or problem resolution oversight each day?

There are boutique hotels and inns starting a mere two blocks away. Granted, a few of those are located within neighborhoods, but the difference is those properties have management available, or on site, to deal with any issues that may arise.

I vote a hard "NO".

Respectfully,
Douglas Hockersmith

From: [Laura Lawrence](#)
To: [293-zahearingcomments](#); [Estrada, Armida](#); [Mendoza, Jose](#)
Cc: [Aengus Jeffers](#)
Subject: March 26, 2026 ZA Hearing - Item #5 (John R. Gallo Trust - PLN250338)
Date: Tuesday, March 24, 2026 5:00:32 PM
Attachments: [Fully Executed Gallo STR Opposition Letter.pdf](#)

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[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good Afternoon:

Attached to this email you will find a letter on behalf of our client, The Scenic Road Revocable Trust. This letter urges the Zoning Administrator to deny the Commercial Vacation Rental proposed by the John R. Gallo Trust under PLN250338.

Please do not hesitate to contact me or Aengus Jeffers if you should have any questions. We appreciate your consideration of this matter.

Sincerely,

Laura Lawrence, R.E.H.S., ret.

Senior Planning and Development Analyst

The Law Office of Aengus L. Jeffers

215 West Franklin Street, 5th Floor

Monterey, CA 93940

O: (831) 649-6100

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laura@aengusljeffers.com

From: [Paul Ingemanson](#)
To: [Mendoza, Jose](#)
Cc: [John328gallo@outlook.com](#); [Ann Ingemanson](#)
Subject: 26319 Scenic Vacation Rental Plans - PLN250338
Date: Wednesday, April 8, 2026 4:52:10 PM

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Jose,

I am the neighbor at 26321 Scenic, just south of the subject 26319 Scenic property whose owners, John and Teresa Gallo, are asking approval to make the property available for vacation rentals. I previously submitted comments regarding concerns about short-term rentals in our area. Particular concerns included limited parking and the potential for weekend or party-type use that could impact the quiet nature of our neighborhood.

Since that time, I have reviewed the operating guidelines the Gallos have proposed for 26319 Scenic. These include minimum stay requirements of 5-night stays (to eliminate weekend/party use), maximum of 4 adults and 2 children, maximum of 2 vehicles, no street parking, no parties or events, a 10 pm outdoor quiet hours policy, and professional local property management with guest screening focused on longer-term, low-impact stays.

Based on these commitments, I am comfortable that the concerns I previously raised have been thoughtfully addressed. With these safeguards in place, I am supportive of the application.

Sincerely,

Paul Ingemanson
26321 Scenic Road
Carmel,, CA 93923