

**WRITTEN
PUBLIC
COMMENTS**

**PLANNING
COMMISSION
MEETING**

OCTOBER 14, 2025

Tania Flores

From: Philip Bettencourt <philip@bettencourtplans.com>
Sent: Monday, October 13, 2025 1:56 PM
To: Planning WebMail
Cc: [REDACTED]
Subject: Planning Commission Agenda: October 14, 2025

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Ms. Flores and distinguished colleagues, I am writing in support of the staff recommendation and the zoning ordinance and amendment proposed for the **Highway 111 Specific Plan and Development Code** project.

I also support the findings and conclusions in **Mitigated Negative Declaration EA 2024-0002**.

I have long followed this project as a former member of the **Planning Commission** and as a close observer of the ULI special studies.

The Comprehensive staff recommendations concerning the proposed **MND** and the conditions of approval are well reasoned and well documented as are other consultant technical studies.

I plan to be an observer at the meeting on **Tuesday October 14th** and may offer more no more than 3 minutes of supportive testimony.

Thank you.

[Philip F. & Meredith Bettencourt](#)

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