



Escena Community Association

Report to the Community December 18, 2024

Palm Springs Planning Commission December 11, 2024 Study Session

The Palm Springs Planning Commission held a public “study session” on December 11, 2024 to conduct an initial review of a tentative tract map for future development in Escena. A study session allows a public body to hear a proposal, take public comment, and provide feedback to the developer. No decisions can be reached during a study session.

In this case, SunCal (dba EMP2) is proposing to divide 22 acres of undeveloped land at the northwest corner of Escena (Vista Chino and Gene Autry) into 6 lots (see the attached map). As proposed Lots 1 and 2 would be built with 72 court-style homes. Conceptually lots 3 to 6 would be built with townhomes and/or apartments. There could be 130 townhomes or apartment buildings with up to 348 units and some number of townhomes.

The following issues were raised during the study session:

Density

The Planned Development District which is Escena was approved for higher density in this area. Planning staff indicated that from their perspective a minimum of 15 units per acre (or 330 units) would be required. Staff noted that it was likely that if lots 3-6 were developed only with town homes that density would not be met. All cities are given housing targets by the State of California. To meet its target Palm Springs would have to figure out how to increase density at another location if less than 330 units were built here.

Rental Properties

While apartment buildings are allowed by the zoning in these 22 acres, the compatibility of rental properties with the for-sale properties built (and being built) in Escena was raised.

Traffic

It was noted that this area will be served by an exit onto Gene Autry at Artisan and an exit onto Vista Chino at Clubhouse View. Particular concern was raised about congestion on Vista Chino and the possible back-up of traffic around the circle at Vista Chino and Clubhouse View. Planning staff noted that a traffic study was done when the Planned Development District was originally approved and, therefore, no new traffic study would be required. It was indicated that some engineering fixes (traffic signal and lane adjustments) could be considered.

Gated Community

Concern was expressed that in order to maintain the security for Escena that a guardhouse and gate would need to be built at the entrance to this area from Vista Chino/Clubhouse View.

Community Amenities

A request was made that the builders be required to develop a sub-association should any community amenities (such as pools or clubhouses) be built in order to protect the Escena Master HOA from liability and maintenance responsibility.

Again, no decisions were reached during the study session. SunCal now has the opportunity to revise their plans for these 22 acres based on the feedback and comments made during the study session. The Board of Directors of the Escena Community Association will maintain communication with SunCal and with the City of Palm Springs as plans are revised.

Once SunCal has revised their plans, they can go back to the Planning Commission to seek approval of a tentative tract map. This process occurs in a meeting where members of the public may express their opinions. The ECA Board will advise residents when any such public meeting is scheduled.



COURT SFD SUMMARY		
LOT 1 - Court SFD		
PARCEL AREA	5.67 ACRES	247,129 SF
TOTAL UNITS	51 UNITS	
DENSITY	9.0 DU/AC	
LOT 2 - Court SFD		
PARCEL AREA	3.49 ACRES	152,025 SF
TOTAL UNITS	24 UNITS	
DENSITY	6.9 DU/AC	
TOTAL - Court SFD		
PARCEL AREA	9.16 ACRES	399,154 SF
TOTAL UNITS	75 UNITS	
DENSITY	8.2 DU/AC	

ESCENA RESORT VILLAGE
PALM SPRINGS, CALIFORNIA

CONCEPTUAL SITE PLAN