



Escena Community Association

**Notice to Community
February 20, 2026**

Palm Springs Planning Commission Consideration of Tract Map for Escena Resort Village

On Tuesday, February 24th the Palm Springs Planning Commission will hear and consider a request from SunCal to approve two tract maps for the undeveloped area at the northwest corner of Escena (Vista Chino and Gene Autry) which is known as the Resort Village within the Escena Planned Development District.

This area has five lots. Four of these lots would be for 153 single family homes. One lot (Lot 4) would provide for a garden style apartment building with 150 apartment units.

The action proposed for the Planning Commission is to approve the tract map for Lots 1, 2, and 5. These lots are all proposed for single family housing. A proposed condition of approval for these three lots would give authority to the Planning Director to amend the Planned Development Agreement for this area to codify the density for all five lots at 303 units. In other words, the multi-family housing on Lot 4 would be approved by this action.

The Board of Directors of the Escena Community Association is asking for continuance of this item. We question and seek clarity on how the Planned Development Agreement can be administratively altered without public process which provides for a review of the proposed amendment. Further, we seek to understand how a density finding can be achieved when Lot 4 is not in front of the Commission for approval.

A continuation would also provide time for the Association and SunCal to reach agreement on several key issues.

The entire project raises an issue of traffic. The City is asserting that the traffic study and environmental review from 2003 is sufficient as the project "will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects". After 23 years and several changed conditions (increased regional traffic and the pedestrian crossing on Vista Chino for the CV Link) a traffic study seems reasonable. More importantly, we believe that any amendment to the Planned Development Agreement is a triggering event which requires the study of the severity of previously identified significant events.

Other issues to be resolved include the impact of the apartment units on the rental rules at Escena and the level and nature of assessments to be paid for the apartments. The residents of the apartment building will use the private resources of Escena including roads, gates, and security. An equitable and fair approach to assessments needs to be in place.

Residents can express their own opinions on this proposal. A document with key points is being provided and the following provides information on how to send a letter to the Planning Commission. Residents may also provide public comment in person at the meeting or via Zoom.

Planning Commission Meeting

- Date: 02/24/2026 5:30 PM - 7:30 PM
- Location: City Hall - Council Chambers
[3200 East Tahquitz Canyon Way](#)
[Palm Springs, California 92262](#)

[Planning Commission Agenda Packet, including Staff Report and Exhibits \(click here to view documents\)](#)

View the Planning Commission meeting remotely at the following Zoom webinar link: <https://us02web.zoom.us/j/85992270641?pwd=upDW7X7apaQtBG3gNxEQ9U5n5HZ7Az.1> or call 1-669-444-9171, enter Meeting 859 9227 0641 and Passcode 610705.

- If you intend to speak on an item via the Zoom webinar link or need additional assistance, please call the Department of Planning Services at 760-323-8245 or email planning@palmspringsca.gov to receive instructions on remote participation. You will be asked to provide your first and last name, Item No., and contact information before being unmuted to speak.
- You may also submit your public comments to the Planning Commission electronically. Materials may be emailed to: planning@palmspringsca.gov prior to the start of the meeting is required. Any correspondence received during or after the meeting will be distributed to the board members and retained for the official record.
- Agenda: [02-24-2026 PC Meeting Agenda - FINAL](#)
- Other: [ITEM 1A - DRAFT 02-10-2026 PC Meeting Minutes](#)
- Other: [ITEM 2A - Case Escena Tract Maps](#)
- Other: [ITEM 4A - Case DP 25-0017 PS Medical Offices](#)