



## Escena Community Association

February 23, 2026

Chair and Members of the Planning Commission  
City of Palm Springs  
3200 E. Tahquitz Canyon Way  
Palm Springs, CA 92262

[planning@palmspringsca.gov](mailto:planning@palmspringsca.gov)

RE: PA1 Resort Village Tentative Tract Maps 39204 and 39213

Honorable Chair and Commissioners:

The Escena Community Association (Escena) respectfully requests that the Planning Commission continue the above referenced tract map approvals.

The approval of this item recommended by staff is contingent upon Condition PLN 3 which calls for EMP2 to submit a PDD amendment which would be processed administratively rather than through a noticed public hearing.

The area in question has not yet been annexed into the Escena HOA. Under the Escena CC&Rs in place, annexation is contingent upon HOA approval. Approval can be withheld if the proposed development of the annexable property is not in substantial conformance with the overall general plan of development for the Escena community that was originally submitted to and approved by the City of Palm Springs. Escena asserts that Condition PLN 3 creates a change in the overall development plan. A change in the overall development plan should be subject to public review and comment. A continuation of this item would provide the opportunity for such public review and comment.

A continuation would also provide an opportunity to address several other issues brought about by this proposal. These include:

**Clarification of the Administrative Record** – The Master Plan documents provided by SunCal provide for Lots 1-5. There is no Lot 6 on those plans. The staff report references a Lot 6. A continuation would allow for clarification and alignment of the Master Plan document and the staff report to avoid inconsistency in the administrative record.

**Density Assurance** – The proposal for density relies upon 150 units on Lot 4 which is not currently before the Commission. The mechanism by which this density will be secured and made binding on future development has not been identified.

**Compatibility of Apartments** – If apartments are to be built in Escena there are issues that need to be resolved and codified between Escena and SunCal.

Escena has rules that provide limits on the number of rental units allowed in the community. The impact of these rules on the proposed apartment units needs to be analyzed articulated and clarified.

The residents of the apartments will use common area facilities in Escena including roads, gates, and security. Current homeowners pay assessments to support and maintain these facilities. The assessment level that will be placed on the apartments needs to be established to create equity and fairness for all who will reside in Escena.

Assuming other hurdles are surmounted in regard to the presence of apartments, additional fairness can be achieved by the establishment of a Sub-Association for Lot 4 so that costs associated by a shared occupancy apartment building are paid by those owning the building and those living in the building. A continuance would provide time for Escena and SunCal to achieve understanding and commitment on the establishment of a Sub-Association.

**Changed Conditions** – Environmental review for Escena occurred approximately twenty years ago. Of particular concern is increased traffic. The area in questions was originally envisioned for a hotel and town homes. Traffic for these uses could be considerably different than traffic for permanent residents. Traffic in general for this region has dramatically increased in the past 20 years and most recently there has been an installation of a pedestrian/bicycle crossing on Vista Chino for the CV Link next to the Escena community. An analysis of these changed conditions warrant evaluation before final approvals relying on prior environmental assumptions.

In conclusion, the request for a continuance that we seek is not an attempt to deny development. Rather it is a request to provide assurance that development occurs in compliance with the overall general plan for Escena and is legally and operationally viable. Continuance would allow for public review and public process of the proposed planning change. Time would be available for review of the changed conditions. A continuation would also allow time for Escena and SunCal to reach agreement and codification of that agreement regarding the identified issues.

We look forward to working with the City and SunCal to resolve these issues as unresolved ambiguity presents risks for developers, lenders, residents, and the City. We respectfully appreciate your consideration of our request for continuance.

Sincerely,

Richard Gordon, President  
Escena Community Association

Cc: SunCal