

# Bluff Restoration on a Common Interest Development

Daniel A. Fort  
Cote d'Azur Villas  
Torrance, California

# Cote d'Azur Villas





What to do with a section of the property that has been neglected for so many years?

Develop it or restore it?





How to get the homeowners onboard?



Formed a Bluff Committee

Happy Hour get togethers

Guest Speakers







How to raise funds?

Pumpkin Carving Contest

Benefactors





# Problems

Some people freaked out.

Needed a permit from the state or city?

HOA Board - stop the project for reevaluation (That means kill the project.)

We aren't even allowed to pull a weed.

California Coastal Commission likes the project but wants to take over control.

So I volunteered with South Bay Parklands Conservancy.



# Landslide!

On December 9, 2022

There was a major landslide  
on the property.

## Concerns of 'more landslides' in Southern California after portion of cliff collapses onto beach

By Taylor Romine and Ray Sanchez, CNN  
Updated 2:47 PM EST, Sat December 10, 2022



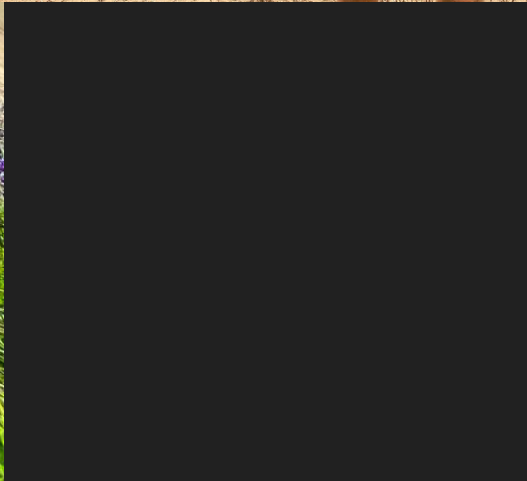
**(CNN)** — No injuries were reported after part of a cliff collapsed onto a beach Friday in coastal Palos Verdes Estates in Los Angeles County, the Southern California city said in a [statement](#).

The landslide, at 10 a.m. local time, forced the closure of the beach and comes as an atmospheric river event — or a plume of moisture streaming in from the Pacific Ocean — is expected to bring [heavy rain up and down the West Coast over the weekend](#).

The potent storm system could mean more danger in the area in the coming days, geologist Pat Abbott told CNN affiliate [KCBS-TV](#).



We did manage to spread wildflower seeds and with the rains we had these past few months, we are starting to gain support again from the homeowners.





# Where do we go from here?

All we are asking for is help getting unstuck.

Questions?

Daniel Fort

645 Paseo De La Playa #307

Torrance, CA 90277

[Dan@digiola.com](mailto:Dan@digiola.com) (310) 919-9296