

BIG ROCK NEWS

A publication of Big Rock Mesas Property Owners Association

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Annual Meeting and Party: Saturday, December 9

BRMPOA will be holding its regular Annual Meeting and Community Party on **Saturday, December 9, 1-4 PM** at the cul-de-sac on Roca Chica. There will be updates on association business, time to spend with Malibu elected officials in attendance at the meeting as well as city staff, sheriffs, and fire personnel. And, of course, there will be our traditional chili cookoff and lots of fun activities for kids of all ages. If you would like to help with planning the event or would like to donate food or other materials, contact Terry Davis (terry.davis821@gmail.com) who can put you in touch with the organizers. We hope you will plan to come on over for great company, food, games and meetups with local representatives. *Pic below is kids with fire personnel at last year's event.*



BRMPOA Information

Board Meetings are held on the 2ND Wednesday of every month at 7 PM. Meetings are open to all residents and property owners, and are currently held by Zoom, with a link announced each month, and minutes sent to members by email.

WEBSITE: bigrockmesas.org

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Board Members:

President – Terry Davis
terry.davis821@gmail.com

Vice-President – Janet Fulk
fulk@usc.edu

Secretary – Frank Albino
falbinoesq@outlook.com

Treasurer – Jeff Grier
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Colin Drummond
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Treasurer Ex Officio: Stu Walter
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Newsletter Editor: Janet Fulk
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Private Seaboard Road Closure Schedule for Oct. 30-Nov. 3

Private Seaboard and Rockpoint Roads will be closed for the application of a slurry seal at the end of October and in early November. The process involves adding a “mixture of water, asphalt emulsion, aggregate (very small crushed rock), and additives to an existing asphalt pavement surface” (<https://pw.lacounty.gov/gmed/lacroads/TreatmentSlurrySeal.aspx>)

RESTRICTIONS ON ROAD USE DURING THE DAY THE SLURRY IS APPLIED

8:00 AM to 5:30 PM, **no driving** on the road portion that is being slurried

4:00 PM to 5:30 PM, **no driving but walking is allowable**

Note that **emergency vehicles will be allowed at any time** and the construction company is committed to cleaning up and repairing any damage to the road from an emergency vehicle that must access that road.

SCHEDULE FOR SLURRY ROAD CLOSURES

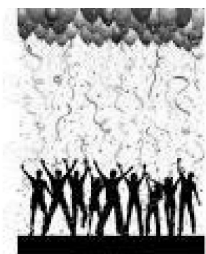
Monday, Oct 30: Rockpoint Road only

Tuesday, Oct 31: Upper and lower private Seaboard roads only (not main Seaboard)

Wednesday, Nov. 1: No work on any road in order to allow trash collection on all roads

Thursday, Nov 2: Private main Seaboard Road

Friday, Nov 3: reserved in case weather delays make completing main private Seaboard not possible in a single day



Code Enforcement Issues for Large Parties in Big Rock

On September 8, the Big Rock Mesas Property Owners Association sent the attached [letter](#) on p. 9 of this newsletter (1.5 pages- a quick read) to the City Council regarding the safety risks that Big Rock

residents face from large parties in Big Rock. These parties can bring large numbers of outsiders to our neighborhood without proper controls and with highly unsafe parking. The letter offered support for a proposal made by the city council to create an Ad Hoc Committee to review codes and enforcement and to propose solutions that benefit residents in Malibu. Public comment from several Malibu residents in the City Council meeting on September 25 was strongly in support of forming this Ad Hoc Committee to address similar issues throughout all of Malibu. BRMPOA Vice President Janet Fulk spoke in person at the meeting about the challenges in Big Rock and the critical need to modify codes and enforcement to protect our safety in our high-fire-risk community. She emphasized that our residents have one exit in the event of any emergency – an exit which should never be blocked by illegally parked cars by a horde of party-goers.

Contrary to our collective recommendation, a 3-person majority on the city council (Riggins, Stewart, Grisanti) voted instead to refer the issues that residents raised to the Zoning Ordinance Revisions and Code Enforcement Subcommittee (ZORACES), an existing city committee that has not done the kind of work needed to address the violations and enforcement challenges over many years. According to the city website, this committee, which currently consists of councilmembers Riggins and Uhring, had last met in November 2022 and the single item on the agenda did not address this issue of large parties on private properties that have affected and continue to affect the safety of Big Rock and other Malibu communities (<https://www.malibucity.org/220/ZORACES>). The majority of three councilmembers argued that the ZORACES subcommittee is better situated to receive community input than an Ad Hoc Committee, and thus the majority voted not to follow the recommendations offered by the community regarding this item.

The one-hour discussion of this item at the city council meeting can be viewed starting at 2:44 and continuing to 3:45 on YouTube: <https://www.youtube.com/watch?v=DOXVzRE1eXo>

If you want to provide input to the ZORACES Subcommittee, you can **sign up** to be notified of their meetings.

You can also write directly to committee members Riggins MRiggins@malibucity.org and Uhring SUhring@malibucity.org.

President Terry Davis has been in contact with both councilmembers Riggins and Uhring and has informed them of our particular issues and the need to move expeditiously on our issue. They, in return, have invited us to share those concerns publicly and to offer our creative solutions.



BRMPOA Board Election Results

Voting is now complete for dues-paying Big Rock community members to vote for candidates for two-year terms on the 9 - person BRMPOA Board.

Five persons were elected by the members: (Pictures below are in this order) **Terry Davis** (terry.davis821@gmail.com), **Olivier Fortis** (fortis@att.net), **Janet Fulk** (fulk@usc.edu), **Patty Phillips** (patty@pattypizza.com), and **Ellen Relles** (relles.ellen@gmail.com).



Thanks to our hard working **Secretary Frank Albino** (falbinoesq@outlook.com) for so capably managing this year's election process.

In the October 11 BRMPOA Board meeting, the following **officers** were elected from the nine members of the 2023-2024 board: President: Terry Davis; Vice-President: Janet Fulk; Secretary: Frank Albino; Treasurer: Jeff Grier. Our long-standing treasurer, Stu Walters, was appointed Treasurer Ex-Officio.



Helping to Shield Your Home from Wildfire with a Five- Foot Ember-Resistant Border

The majority of homes that burn in a wildfire are ignited **not by the flames themselves, but by flying embers** (a well-known fact in the fire-fighting community). Flames themselves don't leap over streets or slide through vegetation to spread combustion widely - but embers from a wildfire **can and do**. Showers of flying embers can ignite fires **more than a mile away** downwind of the flames themselves.

Even after the main flames of a fire have passed, smoldering embers remain and can ignite homes even **hours later**, long after the fire fighters have left the area.



Source: <https://www.californiachaparral.org/fire/protecting-your-home/>

What can we do to **limit the risks** from flying embers? Create a “defensible space” around your home – an area that lacks the conditions in which the embers can smolder long enough to set the structure on fire. How can we do that? Here are a few quick, easy and inexpensive options.

1. **Remove flammable materials or move them away from the structure.** What items should we remove/move? Leaf debris, lumber, firewood or wood scraps, litter, mulch, propane tanks – anything that you think could be easily ignited by a handful of embers. How far to move them? **At least 5 feet from any structure.**
2. **Thin or remove vegetation that is close to the structure.** **Fire resistant vegetation** is preferred (cactus, agave, roses, oak trees) rather than flammable vegetation (pines, juniper, palms, acacia, bougainvillea, honeysuckle, bamboo, eucalyptus), but all vegetation close to any structure should be **thinned and maintained regularly** if it is not removed. For a list of fire-resistant plants, see <https://wfca.com/articles/fire-resistant-plants/>
3. **Cover vents to home and attic with ¼ inch wire mesh.** Embers are scrappy little fighters and can head directly for the drafts from vents in windy conditions. A noncombustible wire mesh over the vent will likely keep those pesky embers from entering and setting fire to combustible materials inside the house. Any hardware store should have this inexpensive vent material and it is **quick and easy to install**. Would you prefer to have this work done by a professional? **Brandguard**, a company that has installed vents in Big Rock before, would be a good starting point for your research on service providers. <https://www.brandguardvents.com/service-area/>

Ideally, these protective measures can be extended to 10, 30, or even 100 feet, but the first 5 feet are absolutely the most important – and in some ways the easiest and least expensive to fix. So, **let's do it!**

BTW, if you would like **customized recommendations** for your particular home - for **no fee** and with absolutely **no obligation** – the city of Malibu Fire Liaison offers this community service. For information or to sign up, you can visit <https://www.malibucity.org/1037/Home-Ignition-Zone-Inspections>. If you want to talk to a neighbor who has already used this service, you can contact Cassandra Riera cass@casslaw.net who says the service is “super great”.



Sheltering Guidelines: If you are unable to evacuate in a fire emergency

What if a wildfire comes on short notice and you can't evacuate (for example, Big Rock Drive is blocked)? Are there ways to prepare for this possibility? Of course, most people will evacuate if it is possible. But, for the rest...our fire prep volunteers **Jeff Grier** and **Peter Monge** have prepared a short, quick read that will prepare you for staying and will make it easier to figure what steps to take if a fire is approaching. This brief document called Wildfire Protocol that is reproduced below covers preparations for communication, house protection, and use of pool fire pumps. It is important to review this document ahead of time, so that you have what you need at hand (e.g., mask and non-synthetic clothing) and you know how to perform prep work (e.g., turn off the sprinkler system and set up your pool pump).

WILDFIRE PROTOCOL

What To Do If You Must Shelter In Place

Prepared by Jeff Grier and Peter Monge

We in Big Rock have talked a lot about wildfire. Most are prepared to scoot out the door when the warnings go out. But what if those warnings come late and behind the wildfire's speedy advance? What if the wildfire starts or is on our borders when we are all asleep? What if that one way out becomes blocked?

One doesn't pose these questions to provoke fear but to promote preparation.

There are other communities like ours that exist in a wildland interface, communities that have gone through this drill before. In some cases, all was lost.

Rancho Santa Fe near San Diego is one such community where the decision to rebuild was accomplished with a basic overarching principle, to make the homes and the space around the homes virtually impervious to the ravages of wildfire and to lay down a wildfire disaster plan

that would maximize the safety of the residents should a wildfire deny a safe exit from their dwellings.

Your Board and Street Teams has already spent a great deal of time educating the community on the importance of brush clearance, defensible space, and proper home venting; what this communication will do is lay out an action plan for wildfire.

You all have received the checklist of how to prepare for a speedy exit. This piece will cover what to do should that exit not be available. It will also expand upon wildfire prep for those who have pool fire pumps.

Thank you for taking a moment to review.

SHELTERING IN PLACE

As a wildfire approaches you are advised to **EVACUATE**.

What follows is a list of essential preparations to go through if evacuation is not an option or you have decided to stay behind.

Many of these will also protect your home should you be able to evacuate.

Please take a moment to review and add to your wildfire prep list .

- Listen for fire updates on the tv or radio
- **Turn on your Big Rock Comms unit**
- Bring pets inside
- If you must go outside during or after the wildfire front has moved through, wear long sleeve cotton shirt and long pants cotton or wool..never wear synthetics..they will ignite..wear n 95 or P 100 mask.
- Move all combustible materials i.e., cushions, furniture, umbrellas, propane tanks, fire wood indoors or far away from the house..
- Close the garage door. If an electric door, disconnect and set up for manual operation.
- Connect all outdoor hoses

- **DO NOT TURN ON THE SPINKLER SYSTEM.TURN IT OFF.**
- **DO NOT WET DOWN YOUR ROOF OR STRUCTURE WITH WATER**
Use of Barricade or other fire retardant is the exception. We must be careful to maintain the water resiliency. Wetting down a roof prior to the arrival of the fire front is a waste of water. It will all evaporate before the fire arrives.

- Turn off all fans and air conditioning/heating units
- Close all fireplace flues and doors
- Close all interior and exterior doors and windows
- Draw draperies and window coverings wide open. get them out of the way as much as possible

- Move interior furniture away from windows or sliding doors

FOR THOSE WITH POOL FIRE PUMPS

WHO ARE STAYING

- Please have your pool pump set up and ready to go early
- Once the fire is close by turn it on and allow it to idle. (For some rigs you may need to leave the nozzle partially open and then place the fire hose and nozzle in the pool thus allowing water to recirculate. Bottom line: **KNOW HOW YOUR RIG OPERATES**)...

WHO ARE EVACUATING

- Please have your pump poolside and ready to go. **do not turn on the pump.**
- If you have hose, nozzles or other equipment please secure them in a weighted fire proof container such as a metal trash can
- Place a fireproof sign **POOL AND POOL FIRE PUMP ON PREMISES** in a prominent place outside your home
(Fred DeVault designed a sign that can be purchased on line at buildasign.com/parking-signs/browse-property-signs the cost ~ \$25.00)

NOTE: FOR THOSE WITH POOL PUMPS THESE UNITS MUST BE RUN QUARTERLY TO GUARANTEE THEIR USE DURING A WILDFIRE. AFTER USE THE UNITS MUST BE DRAINED OF INTERNAL WATER IN ORDER TO PREVENT CORROSION AND THE FUEL LINE MUST BE ALLOWED TO RUNOUT AFTER USE TO PREVENT GAS LINE PROBLEMS.

IT IS ADVISED TO HAVE YOUR PUMP SERVICED PRIOR TO EACH FIRE SEASON.

**BIG ROCK MESAS
PROPERTY OWNERS ASSOCIATION**

ESTABLISHED 1947

P.O. BOX 1146, MALIBU , CA 90265

<https://bigrockmesas.org>

September 08, 2023

Malibu City Council Regular Meeting

Monday, September 11, 2023

Item 6B – Code Enforcement Ad Hoc Committee

To: Honorable Mayor Silverstein, City Council Members, City Manager McClary, City Attorney Rusin, Code Enforcement Manager Doug Cleavenger, Director Public Safety Susan Duenas, City Clerk Kelsey Pettijohn

I am writing to you on behalf of the Board of Directors of the Big Rock Mesas Property Owners Association to express our full support for the formation of an Ad Hoc Committee to review the City's code enforcement fines and penalties and provide recommendations back to City Council.

Over the recent July 4th holiday our community experienced a major public safety event relating to a large unpermitted house party at the top of Big Rock Drive. Not only was the party unpermitted but the number of partygoers created both an excessive amount of noise and a parking situation that totally blocked any vehicular movement. The proper authorities were apprised of this event and subsequent party events at the same address in detail. In an emergency, access would have been denied.

This is but one of the many violations to residential rights that is being facilitated by lenient laws and weak enforcement as it pertains to large gatherings. These parties are just profit centers for the entrepreneurial hosts that arrange them. The July 4th party above was advertised on social media for \$100.00 per person with a following of over 100,000. A possible fine of \$100.00 on an event that could possibly generate tens of thousands is ludicrous.

Is that what neighborhoods in Malibu are about now? Are our neighborhoods now to be considered theme parks? Are a few selling our neighborhood to strangers — strangers who quite innocently don't understand such things as wildfire risks that could destroy a community? Is this not where our city regulations should be protecting us? Given the way the laws and enforcement are currently constructed

and the abuses that are slipping through that “protective net,” the answer is a resounding YES!

Safety needs to be our top priority.

- All Codes – in all departments - that address safety issues need to be researched, reviewed, tightened, revised, and expanded where necessary, including where it pertains to brush clearance and other wildfire prep and mitigation.
- Permit fees need to be appropriate to the event.
- Penalties need to be effective deterrents.
- Enforcement! Among other things, the city should consider seeking court injunctions against repeat offenders who violate our codes, create public nuisances and jeopardize public welfare.
- Cooperation and mutual support among the appropriate agencies e.g., City staff, County Fire, Lost Hills Sheriffs.

The Big Rock Mesas Board of Directors is in favor of a COMPLETE review and revision of existing ordinances that relate to the issues mentioned here. To this end the Big Rock Mesas POA Board strongly supports the formation of the proposed Ad Hoc Committee for these purposes and requests to be involved in any process that would achieve the goals of a safer Big Rock and Malibu.

Respectfully,

Terry Davis
President Big Rock Mesas Property Owners Association