



## **CARMEL KNOLLS**

**Carmel Knolls Property Owners Association**

**"To Preserve, Protect and Defend The Rural Character  
and The Natural Beauty of Carmel Knolls and the  
Carmel Valley"**

**POST OFFICE BOX 22632**  
**CARMEL, CALIFORNIA 93922**

**Published 1970**  
**Reissued 1987**  
**Reissued 2004**  
**Reissued 2016 (Revised)**

## **CKPOA Early History**

The Carmel Knolls Property Owners Association (CKPOA) is a non-profit corporation composed of property owners of record in the Carmel Knolls area. It includes all property from Carmel Valley Road to the top of Carmel Knolls Drive with the exception of a cluster of attached, single-family homes near the entry of the neighborhood and the homes on the private road off Arroyo Trail. It is chartered by the State of California.

The CKPOA was formed in 1963 as the result of a meeting of property owners in the home of Norman Chasnoff that was called to discuss the need for a property owners association.

At the time, developers were proposing uses for the undeveloped property on both sides of Carmel Knolls Drive at the foot of the hill. These proposed uses threatened the orderly development of the Knolls as a single-family area of high quality homes. The east side, then known as Hatton Mesa, was slated for high-density apartments, motels, office buildings or similar quasi-commercial structures which could have had a detrimental effect on our neighborhood. Similarly, on the east side of the drive, a small piece of property zoned C-1 (Commercial) was proposed for a gas station or a professional building, a Foster Freeze Drive-In, and other non-residential uses which could have adversely affected all property values in Carmel Knolls.

The proposals served as the catalyst which brought together property owners in the Knolls to form the CKPOA.

## **County Zoning and Design Control**

The use and improvement of property in Carmel Knolls is regulated by Title 21 of the Monterey County Code (the Zoning Ordinance). Carmel Knolls is zoned LDR/1-D-S, (Low Density Residential, Design Controlled, Site Plan Review).

The County Planning Department reviews proposed property improvements to ensure consistency with the County Zoning Ordinance.

The Planning Department may refer proposed projects to the Carmel Valley Land Use Advisory Committee (CVLUAC) so that it can review and make recommendations regarding proposed development in the area. Currently, in our area, the County would refer plans for the construction of any new houses to CVLUAC for review.

- Go [here](#) for the County Code regulations for Low Density Residential Districts.
- Go [here](#) for the County Code regulations for Design Control Zoning Districts.
- Go [here](#) for the County Code regulations for Site Plan Review Zoning Districts ("S" Districts).

**For ease of location, all of these links can be found on the CKPOA [website](http://ckpoaca.wix.com/ckpoa). (<http://ckpoaca.wix.com/ckpoa>).**

### **County Right-of-Way Restrictions**

The County's road right-of-way generally extends beyond the paved roadway. For instance, although the paved portion of Carmel Knolls Drive is 30 feet wide, the County's right of way extends an additional 15 feet on either side. The County restricts what property owners can do within the right-of-way. Before placing structures within the right-of-way, property owners may want to contact the County to determine if the County will allow the structure to be placed within the right-of-way and if the County will require that the property owner first obtain a permit. See County Code Chapter 14.04, Encroachments, for additional information.

### **CKPOA By-Laws - New Construction**

The CKPOA By-laws state that all plans for home additions or new construction shall be reviewed and approved by the Association's Building Plans Committee before any such addition or construction is begun. For the construction of a new house, the Association's review would be followed by submission to CVLUAC or the county.



### **Purpose of and Membership in CKPOA**

Article II of our By-laws sets forth the Purpose, Function, and Policy of the organization (revised 2014):

Section 1: The Association shall be composed of a group of civic-minded property owners who will take constructive and watchful interest in the development of the Carmel Knolls Sub-division and the Lower Carmel Valley in all of its phases and be responsible for the gathering and dissemination of information.

Section 2: The policy of the Association shall be formulated on the basis of present needs and future objectives providing the greatest benefits for Carmel Knolls and the Lower Carmel Valley. Either alone or in conjunction with other organized Valley groups, the Association shall take appropriate action whenever necessary.

Article III of our By-laws prescribes the requirements of membership.

Section 1: All persons owning solely or jointly with others, improved or unimproved real property in any of the Carmel Knolls Sub-divisions adjacent to Carmel Valley, Monterey County, California are eligible for membership in the Association.

Section 2: There shall be two classes of membership: Class A and Class B. Class A membership shall consist only of those individuals who own improved real property within said Sub-division. Class B

membership shall consist of all members not eligible for Class A membership. Real Property shall be deemed to be “improved” within the meaning of this section only if there is an inhabitable dwelling thereon.

Section 3: No membership shall be transferable voluntarily or otherwise.

Section 4: Any person qualified for Class A or Class B membership may apply for membership by signing and delivering to the Membership Committee Chairman or Board Secretary a letter of intent and by paying the required annual dues.

### **Protection of Property Values in the Knolls**

Every person who owns or is considering the purchase of residential property is aware of the danger of making substantial investments in areas where adequate safeguards in the form of restrictions and controls are non-existent. What may appear to be a desirable home site today can, without such safeguards, deteriorate rapidly into an area where low-grade building or non-residential uses can erode the value of the area.



## **Deed Restrictions**

The developer of the Carmel Knolls filed with the County of Monterey a set of deed restrictions regarding the improvement and use of properties within Carmel Knolls. Subsequent development of new sections of the Knolls imposed the same restrictions. The deed restrictions are binding on all Carmel Knolls residents and can be enforced by civil action on the part of the residents. As agreements by and between the property owners, the deed restrictions are not enforced by the County. The Association counts heavily on the good neighbor values of mutual respect to ensure compliance with these deed restrictions. A copy of the deed restrictions can be found on the CKPOA [website](#).

## **General Information on CKPOA**

The By-laws of CKPOA provide for the election of a President, Vice-President, Secretary, Treasurer (may be the same person) and up to four members of the Board. The Board of Directors consists of the officers and up to four elected Board members. The election is held at the December meeting each year for the ensuing calendar year. Nominations can be made by the Board or from the floor at the election's meeting provided that the nominee is present and/or has agreed in writing that he/she will serve if elected.

The By-laws provide for a general membership meeting in December and regular Board meetings in January, and every two (2) to three (3) months thereafter. Occasional neighborhood get-togethers sponsored by the CKPOA provide an opportunity for everyone to

become more involved in our community and to promote the spirit of neighborliness that has characterized the Knolls.

The CKPOA has been successful in protecting property values and promoting community, the environment and character of the Knolls since its inception.

### **Accomplishments of CKPOA**

The following are a few of the many actions taken by the CKPOA.

Acting in conjunction with others groups, the CKPOA has helped to:

- Discourage the building of the giant Humble Oil Refinery at Moss Landing.
- Prevent the building of seven units per acre on Val Verde Drive.
- Prevent the zoning of a portion of Val Verde Drive as commercial land. This could have resulted in an increase of C-1 property by 45 acres in an area where there already exists sufficient commercial zoning.
- Defeat the building of a quarter-acre lot subdivision in Carmel Valley at Rio Fiesta Road.
- Influence the region in density of two subdivisions on Rio Road.
- Protest a petition by Cal-American Water (now known as American Water) to extend services outside its primary area at a time when this area is threatened with a definite water shortage.



- Protest many applications for rezoning or use permits where such approvals would have been detrimental to Carmel Valley. While some of these actions were in themselves relatively small matters, they could have set dangerous precedents.
- Defeat the Hatton Canyon Freeway.
- Build the additional climbing lane on Highway 1.

In our Carmel Knolls area, the Association waged a ten-year fight against the proposed quasi-commercial developments in the Hatton Mesa area. In 1972, an agreement was reached with the developer to reduce lots in Hatton Mesa to the same density as the rest of the Knolls and with the same deed restrictions as the rest of the Knolls. In addition, CKPOA agreed to accept six single-family residences on reduced acreage in exchange for eliminating a commercially zoned parcel.

As the result of CKPOA's efforts, our Knolls remains a high-quality area of attractive single family homes untouched by commercial or sub-standard development.

One of our greatest accomplishments was the conversion from above-ground utility poles to underground systems. As the first subdivision in the country to convert from poles to underground utilities in a bond-funded project, we attracted national attention and enhanced the natural beauty of the Knolls.

Our most recent accomplishment involves the creation of both a Neighborhood Watch and a Neighborhood Care Program to combat crime and assist neighbors in need.

If you are not a current member of the Association, we most cordially invite you to join the CKPOA. We welcome the involvement of all Knolls' residents.