Hi Kathy - Please forward this to the City Manager and all Council members prior to tonight's meeting. Thanks, Toni

Dear Council Members: On April 26, 2017, Capistrano Beach residents were thrilled to see the Receiver place "no trespassing" notices on the Historic Seaside Inn, an eyesore and embarrassment to Dana Point that had the dubious honor of being on Yelp's list of 10 Worst Motels in America. (https://www.ocregister.com/2017/05/07/dana-point-takes-over-shuttered-historic-beachfront-inn-for-renovation/). Since then, I know the City and the Receiver have worked hard to resolve various legal issues and begin restoration work. Unfortunately, that's just not happening in an expeditious manner, and three years of exposure to vandalism and harsh coastal elements have taken their toll.

The first two photos below are from the Register's article, showing the neat, boarded up appearance of the Inn in 2017. The last three were taken this morning. Despite security efforts, it's clear that vandals have had their way with this structure. Every window is broken, many with shards of dangerous glass hanging in what's left of the windows. The plywood boards have long since disappeared and the lattice fencing along the balcony has been destroyed. If this property was an eyesore in 2017, I'm afraid it's become a worse eyesore and a serious hazard in 2020. Debris surrounds the property, the roof is literally slipping off at the back, and I hate to think of the state of the interior of this once charming motel.

Not only do residents shudder as they pass by this sad structure every day, but visitors coming to the Doubletree and other local hotels are being treated to an impression of Dana Point that could not be further removed from our desire to be a world class, livable city. While I'm aware of the ongoing litigation and know you share my frustration, there are four things I'd like to request on behalf of the community:

1. In order to convey that you share the community's sense of urgency about restoration of this eyesore, please provide a regular, monthly update on the status of litigation and renovation.

2. Urge the court and all parties to the litigation to conclude this matter with the utmost urgency. Every day the structure is left to deteriorate brings it closer to the point where demolition will be the only recourse. The community generally favors restoration of the historic Inn, but most can see that prospect becoming less and less feasible.

3. Please ask the Receiver to take steps to make the site safe -- remove dangerous glass shards, clean up debris, remove crumbling structural elements and restore plywood sheeting over open doors and windows. At this stage, the Inn has become an attractive nuisance that may open the City to liability.

4. If it appears that this matter will not be concluded expeditiously, please ask the Receiver to install solid fencing material to remove this deteriorating structure from public view.

Thank you for understanding that this ongoing eyesore at the south end of Dana Point is simply not ok.
Best regards,

Toni Nelson
Capo Cares