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October 21, 2025

Ms. Kristi Byers, Chair &
City of San Diego, Historical Resources Board (HRB) Members
202 C Street, Fifth Floor
San Diego, CA 92101

**Re: Request For Continuance—"The Milton Millman & Brent Campbell/ Lloyd Ruocco
& Homer Delawie Medical Building," 2660-2666 1st Avenue, San Diego, California;
HRB Agenda For October 23, 2025 (Item-3)**

Dear Chair Byers & HRB Members:

As the Applicant in support of the historical site nomination for the above-referenced property ("Property"), I respectfully request a Continuance until the November 20, 2025 HRB meeting. Such request is based upon the foregoing:

First, it has recently come to my attention that, in addition to its eligibility under HRB Criterion C (Architecture) and Criterion D (Notable Work of Master Architects), the Property also appears eligible under HRB Criterion A (Community Development) as a resource which exemplifies and reflects special elements of San Diego's cultural, social, aesthetic, historical, architectural, and landscaping development. The Property's vital and integral physical relationship with the adjacent Maple Canyon is central to this significance.

The development of this steep-slope site reflects the vision of senior architect Lloyd Ruocco, whose direct exposure to Maple Canyon from this location inspired his belief that San Diego's finger-canyon topography was a defining natural feature to be protected rather than paved. As a founding member of Citizens Coordinate for Century 3 (C3), Ruocco's advocacy for preserving the city's canyons and open spaces directly influenced the City's planning ethos and ultimately contributed to the adoption of the Steep Slope Guidelines in 1999.

Additionally, Ruocco's early activism inspired by the natural beauty of Maple Canyon, observed during the planning and construction of the Property, helped galvanize community opposition to the proposed U.S. 395 freeway expansion through Balboa Park and the Maple and Switzer Canyon connectors, thus reshaping the trajectory of San Diego's freeway system and marking the first inclusion of community opinion in its development and the first time that the State Division of Highways allowed local planning.

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In order to explore this broader context in more detail, we have been afforded access at the San Diego History Center (SDHC) to examine and analyze the Lloyd Ruocco Papers and C3 records in late October 2025. A brief continuance in this matter will allow us the opportunity to identify and evaluate primary source material and further explore the importance of the resource to the natural, open-space environment.

Second, I understand that the City of San Diego received a letter to the HRB from Ms. Heather Riley, Esq. (Allen Matkins) with a Memorandum Opinion prepared by Ms. Jennifer Ayala (Nexus Planning & Research), on Friday, October 17th after 4:00 p.m. In addition, the correspondence was uploaded to the City's website and made available to the public only yesterday (Monday, October 20th) at approximately 1:00 p.m. Further, I received the material just this morning (Tuesday, October 21st). In order to carefully review and consider all of the claims set forth in the opposition documents to the historic site nomination, and in an effort to promote full and fair consideration by the Board in a manner which allows all parties sufficient time to consider all evidentiary material, a request for a short continuance is hereby requested and duly warranted.

Sincerely,

Scott A. Moomjian

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Attorney at Law



Save Our Heritage Organisation

Protecting San Diego's architectural and cultural heritage since 1969

October 21, 2025

Kelley Stanco
Deputy Director
City Planning Department
202 C Street, M.S. 413
San Diego, CA 92101
planning@sandiego.gov

Re HRB Hearing date: October 23, 2025
ITEM-3 2660-2666 FIRST AVENUE

Dear Chair Byers and Board Members:

On May 12, 2025 SOHO wrote the following letter to DSD and code compliance.

Re: Urgent Request for Code Enforcement Action – 2660-2666 1st Avenue, San Diego
CE-0534485

To Whom It May Concern:

On behalf of Save Our Heritage Organisation (SOHO), I am writing to urge prompt and decisive action on the ongoing code enforcement case concerning the property at 2660-2666 1st Avenue, also known as the Milton Millan & Brent Campbell/Lloyd Ruocco and Homer Delawie Medical Building.

Constructed in 1959, this property is a highly significant example of Mid-Century Modern architecture. A Historical Resource Research Report prepared by IS Architecture and submitted to the City of San Diego on October 31, 2024, found the property to possess a high degree of original integrity. It was determined to be individually eligible for historical designation under HRB Criterion C for its excellent representation of the Modern International style with Post and Beam influences, and Criterion D for its association with master architects Lloyd Ruocco and Homer Delawie, particularly during their rare and brief partnership.

Despite these professional findings, the City has twice failed to recognize the property's significance, denying eligibility in response to two Single Discipline Preliminary Reviews in August (PRJ-1099623) and October (PRJ-1123461) of 2024.

More troubling, on April 11, 2025, construction and demolition activities were observed at the property, including alterations to character-defining windows and sunshades. These actions threaten the building's architectural integrity and could jeopardize any future formal consideration by the Historical Resources Board. Although Plan-Historic staff were notified immediately, the matter was referred to the Building and Land Use Enforcement (BLUE) division, resulting in the filing of a complaint (CE-0534485), which remains under investigation.

SOHO respectfully requests that the Code Compliance Division expedite this case and ensure that the resource is properly protected. Without swift intervention, this irreplaceable and rare architectural resource may suffer irreversible damage, precluding its rightful consideration for historic designation.

We appreciate your attention to this urgent matter and are available to provide additional background or support as needed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bruce Coons", with a long, sweeping horizontal stroke extending to the right.

Bruce Coons
Executive Director