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Of Counsel,
JOEL ZEBRACK

March 21, 2003

Mr. Chris Buckley
City Planning Commission
Community and Economic Development Agency-Zoning Division
City of Oakland
250 Frank Ogawa Plaza Suite 3330
Oakland, CA 94612

Re: Residential design review guidelines for view, solar access and privacy

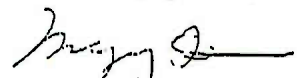
Dear Sirs:

Because I can not attend the meeting due to a conflicting commitment I am submitting my comments in writing. Generally the draft is much improved. I have only one comment.

Recently I advised someone who was concerned with the loss of their view of the lights of the Port of Oakland and downtown Oakland. That individual was a doctor who did not get home until quite late most nights and with the fog could frequently only see these lights. Upon reviewing the draft I believe that it did not provide sufficient protection for these night views. Certainly we should take special care to protect views of Oakland if residents do value them.

Thank you for consideration of this point.

Sincerely yours,



Marjory F. Gibson

cc: Jane Brunner