

## **Attachment B**

ALUC Staff Report, dated August 7, 2025

***File available via link due to size:***

[https://ecms.newportbeachca.gov/WEB/  
DocView.aspx?  
id=3182070&dbid=0&repo=CNB](https://ecms.newportbeachca.gov/WEB/DocView.aspx?id=3182070&dbid=0&repo=CNB)