



CITY OF ANAHEIM NOTICE OF EXEMPTION

To: ☒ County Clerk
County of Orange
P.O. Box 238,
Santa Ana, CA 92702

☒ Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Anaheim
Planning Department
200 S. Anaheim Blvd, MS 162
Anaheim, CA 92805

PROJECT TITLE & FILE NUMBER: Medical Office and Parking Variance Development Application No. 2025-00058

PROJECT LOCATION - Specific: 1475 South State College Boulevard

PROJECT LOCATION - City/County: City of Anaheim, Orange County, California

PROJECT DESCRIPTION: The applicant requests approval of a minor conditional use permit to establish approximately 13,177 square feet of medical office uses on the first floor of an existing 2-story, approximately 26,354 square-foot office building and a parking variance to permit fewer parking spaces than required by the Zoning Code.

PUBLIC AGENCY APPROVING PROJECT: City of Anaheim

PROJECT APPLICANT: Selman Akinci
Anaheim IPBC, LLC
65 Pine Ave., Suite 412 Long Beach, CA 90802
(201) 450-1130

EXEMPT STATUS: ☐ Ministerial (Section 21080(b)(1); 15268)
☐ Declared Emergency (Section 21080(b)(3))
☐ Emergency Project (Section 21080(b)(2))
☒ Categorical Exemption. Class 1, Section 15301, Existing Facilities
☐ Statutory Exemption. _____
☐ Other: _____



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REASONS WHY PROJECT IS EXEMPT: The project qualifies for a Class 1 - Existing Facilities Categorical Exemption under the California Environmental Quality Act (CEQA) (Public Resources Code, Sections 21000-21189.57) as set forth in Sections 15300.2 and 15301 of the State CEQA Guidelines (California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). The Class 1 Exemption consists of the operation, repair, maintenance, and/or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of existing or former use. The proposed project is a request to establish 13,177 square feet of floor area as medical office use, and to permit fewer parking spaces than required by the Code. No exterior modifications are proposed, and operation would be consistent with historic levels of operation on the subject property and would therefore be consistent with this type of exemption. Pursuant to Section 15300.2 (c) and Section 15301 of Title 14 of the California Code of Regulations, no exceptions to the exemption apply, there are no unusual circumstances in respect to the project for which staff would anticipate a significant effect on the environment and, therefore, the proposed project is categorically exempt from the provisions of CEQA.

STAFF CONTACT PERSON:	Heidi Jacinto, Associate Planner	PHONE:	(714) 765-4947
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Authorized Signature – Nick Taylor
Planning and Building Department

Principal Planner
Title

6/16/26
Date

☒ Signed by Lead Agency

☐ Signed by Applicant