



CITY OF MILL VALLEY  
 Planning & Building Department  
 26 Corte Madera Avenue  
 Mill Valley, CA 94941

**RECEIVED**

MAY 15 2026

MARIN COUNTY  
 CLERK

**Notice of Intent to Adopt a Mitigated Negative Declaration**

To: Marin County Clerk  
Marin County Civic Center  
3501 Civic Center Drive, Rm 234  
San Rafael, CA 94903

From: Planning Division  
City of Mill Valley  
26 Corte Madera Avenue  
Mill Valley, CA 94941

Pursuant to the California Environmental Quality Act (CEQA), the City of Mill Valley will be the Lead Agency and has prepared an Initial Study for the project identified below.

**PROJECT TITLE:** 401 Miller Ave & 234 Sycamore Ave Tent. Parcel Map (PL24-0080)  
**LEAD AGENCY:** City of Mill Valley, 26 Corte Madera Ave, Mill Valley, CA 94941  
**CONTACT:** Steven Ross, Senior Planner (415) 384-4804; sross@cityofmillvalley.gov

**PROJECT DESCRIPTION:** **401 Miller Ave. & 234 Sycamore Ave.** – Tentative Parcel Map (TPM), Variance, General Plan Amendment and Zoning Map Change applications to reconfigure the lot lines of the four northeasterly parcels (APNs 030-057-08, 030-071-01, 030-071-24, 030-071-40) of the six existing parcels that together comprise the multi-tenant commercial center addressed as 401 Miller. The northeasterly parcels include the Sloat Garden Center with frontage along Sycamore Avenue. The TPM proposes to split the Sloat nursery parcel in the RS-6 Single Family Zoning District (234 Sycamore; APN 030-057-08), into three parcels for single-family development. The TPM also merges and adjusts the parcel boundary for the three commercially zoned parcels (030-071-01, 030-071-24, 030-071-40). The adjustment of the commercial parcel expands and shifts the C-N (Neighborhood Commercial) District and Opportunity Site Housing Overlay District boundary to the northeast, into the current RS-6 District, which requires approval of a General Plan Amendment and Zoning Map Change. The TPM application also requires approval of Exceptions to the Subdivision Ordinance (MVMC 21.36) and Variance (MVMC 20.64) because the proposed residential parcels do not meet the minimum standards for lot width (60 feet) or frontage (55 feet). The site is not a hazardous waste site identified pursuant to Government Code Section 65962.5.

**CEQA IS/MND COMMENT PERIOD:** Friday, May 15 through Wednesday, June 3, 2026, 5:00 p.m.

**PUBLIC HEARING:** June 9, 2026, 6:30 p.m. Planning Commission Hearing  
 City of Mill Valley, 26 Corte Madera Ave, Mill Valley, CA 94941

The Initial Study and proposed Mitigated Negative Declaration (IS/MND) are available for public review at the Planning Department at Mill Valley City Hall (see above) between the hours of 8:00 am and 5:00 pm, Monday through Thursday (except on Monday, May 25, when City Hall is closed). The IS/MND, meeting agendas and staff reports can also be viewed at <https://www.cityofmillvalley.gov/663/Planning-Projects-Under-Review/> Please send your comments on the IS/MND to Steven Ross, Senior Planner, by June 3rd.

Date: May 15, 2026	Signature: <i>Steven Ross</i>
Telephone: 415-384-4804	Title: Senior Planner

POSTED 5/15/26 TO 6/14/26