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*Attorneys for Petitioners/Plaintiffs*  
Peter M. Owens, Stephen L. Owens,  
Carolyn A. Radisch, Geoffrey Pierce,  
Spencer K. Jones, Christopher Beahn,  
Christine Han Beahn, Alexander E. Apke,  
Anna M. Munoz, Michel Bechirian, and  
Niloo Tehranchi

**SUPERIOR COURT – STATE OF CALIFORNIA  
COUNTY OF SAN FRANCISCO – UNLIMITED JURISDICTION**

PETER M. OWENS, STEPHEN L. OWENS,  
CAROLYN A. RADISCH, GEOFFREY  
PIERCE, SPENCER K. JONES,  
CHRISTOPHER BEAHN, CHRISTINE  
HAN BEAHN, ALEXANDER E. APKE,  
ANNA M. MUÑOZ, MICHEL BECHIRIAN,  
and NILOO TEHRANCHI,

Case No.: CPF-18-516203

**[PROPOSED] WRIT OF MANDATE**

Petitioners/Plaintiffs,

vs.

CITY AND COUNTY OF SAN  
FRANCISCO, SAN FRANCISCO BOARD  
OF SUPERVISORS,

Respondents/Defendants.

1                   **TO RESPONDENTS CITY AND COUNTY OF SAN FRANCISCO AND SAN**  
2                   **FRANCISCO BOARD OF SUPERVISORS** (collectively, "Respondents"):

3                   WHEREAS, on May 24, 2018, Petitioners PETER M. OWENS, STEPHEN L. OWENS,  
4                   CAROLYN A. RADISCH, GEOFFREY PIERCE, SPENCER K. JONES, CHRISTOPHER  
5                   BEAHN, CHRISTINE HAN BEAHN, ALEXANDER E. APKE, ANNA M. MUÑOZ,  
6                   MICHEL BECHIRIAN, and NILOO TEHRANCHI (collectively, "Petitioners") filed and  
7                   served their verified Petition for Writ of Mandate (the "Petition") against Respondents, which  
8                   sought a declaration and writ overturning Respondents' April 24, 2018 denial of Petitioners'  
9                   application to convert their subject property into condominiums ("Application");

10                  WHEREAS, the Petition was heard on June 6, 2019 in the San Francisco Superior  
11                  Court, Honorable Charles F. Haines, presiding, and was denied in full that same day;

12                  WHEREAS, the Order Denying Petitioners' Writ of Mandate (the "Judgment") was  
13                  entered on June 10, 2019, and Petitioners appealed that Judgment to the California Court of  
14                  Appeal, First District, on July 8, 2019, Case No. A157981;

15                  WHEREAS, after briefing and oral argument, the Court of Appeal reversed the  
16                  Judgment, and remanded the matter to this Court, directing this Court to (1) grant a writ of  
17                  mandate directing the City to set aside its denial and approve the Application and (2) to conduct  
18                  any other proceedings consistent with the views expressed in the Court of Appeal's opinion;

19                  WHEREAS the Court of Appeal issued the remittitur in Case. No. A157981 on April 7,  
20                  2021;

21                  WHEREAS Petitioners have no other plain, speedy, and adequate remedy in the  
22                  ordinary course of law;

23                  THEREFORE, you, Respondents, ARE HEREBY COMMANDED, upon receipt of this  
24                  writ, to set aside your decision denying Petitioners' Application and approve that Application  
25                  forthwith.

26                  YOU ARE FURTHER COMMANDED to file with this Court a return to this writ on or  
27                  before May 28, 2021, stating what you have done to comply.

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Witness the Honorable Charles F. Haines, Judge of the Superior Court. Attest my hand  
and the seal of this Court this 28<sup>th</sup> day of April of 2021.

*Charles F. Haines*

THE HONORABLE CHARLES F. HAINES  
JUDGE OF THE SUPERIOR COURT

Dated:

*4/29/2021*

Clerk of the Court

*BOWMAN LIU*

