

File No. 250713

Committee Item No. 1

Board Item No. 9

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: July 24, 2025

Board of Supervisors Meeting:

Date: September 2, 2025

Cmte Board

| | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract / DRAFT Mills Act Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

| | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Police Department Report – 070825</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Review – 070325</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC or N Referral to Planning and Police – 070125</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC or N Request Letter – 062625</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |
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Prepared by: Monique Crayton

Date: July 18, 2025

Prepared by: Monique Crayton

Date: August 29, 2025

Prepared by:

Date:

1 [Liquor License Issuance - 1123 Folsom Street - The Stud]

2
3 **Resolution determining that the issuance of a Type-90 on-sale general music**
4 **venue liquor license to Universal Life Corral LLC, to do business as The Stud**
5 **located at 1123 Folsom Street (District 6), will serve the public convenience or**
6 **necessity of the City and County of San Francisco, in accordance with California**
7 **Business and Professions Code, Section 23958.4; and requesting that the**
8 **California Department of Alcoholic Beverage Control impose conditions on the**
9 **issuance of the license.**

10
11 WHEREAS, Universal Life Corral LLC, is seeking the issuance of a Type-90 on-
12 sale general music venue liquor license to do business as The Stud located at 1123
13 Folsom Street (District 6); and

14 WHEREAS, The Planning Department has verified that the area is properly
15 zoned and recommends approval; and

16 WHEREAS, The Police Department has filed two protests and zero letters of
17 support with the Department of Alcoholic Beverage Control under California Business
18 and Professions Code, Section 24013, and recommends that the Department of
19 Alcoholic Beverage Control issue the liquor license with conditions; and

20 WHEREAS, The conditions recommended by the Police Department are the
21 following: 1) Except as provided in Condition 2 below, no noise shall be audible beyond
22 the area under the control of the licensee; 2) Any noise caused by entertainment or
23 amplified sound that is subject to the provisions of an active Entertainment Permit
24 issued by the San Francisco Entertainment Commission shall be authorized in
25 accordance with the limits established by that Entertainment Permit, including any

1 limitation on hours during which entertainment or amplified sound is permitted. A
2 violation of the entertainment or amplified sound noise conditions of the Entertainment
3 Permit, as determined by the San Francisco Entertainment Commission (or any
4 successor agency), shall be deemed to be a violation of this Condition. Any noise that is
5 not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to
6 Condition 1 above. "Entertainment Permit" means any of the following: a Just Add
7 Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a
8 Fixed Place Amplified Sound permit, or any similar such permit issued by the San
9 Francisco Entertainment Commission; 3) When the said outdoor patio area of the
10 premises is being utilized for the sales, service and consumption of alcoholic
11 beverages, a premise employee shall be in attendance and maintain continuous
12 supervision at all times of said area to ensure orderly conduct of patrons; 4)
13 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the
14 loitering of persons on any property adjacent to the licensed premises as depicted on
15 the ABC-257; 5) The petitioner(s) shall be responsible for maintaining free of litter the
16 area adjacent to the premises over which they have control, as depicted on ABC-257; 6)
17 At any time, the premise is providing live entertainment, the petitioner(s) shall have two
18 (2) uniformed security guard(s) on the premises and shall maintain order therein to
19 prevent any activity which would interfere with the quiet enjoyment of their nearby
20 residents, or the surrounding community. The uniform security guards must be licensed
21 by the State of California Department of Consumer Affairs; now, therefore, be it

22 RESOLVED, That in accordance with California Business and Professions Code,
23 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
24 hereby determines that the issuance of a Type-90 on-sale general music venue liquor
25 license to Universal Life Corral LLC, to do business as The Stud located at 1123

1 Folsom Street, will serve the public convenience or necessity of the City and County of
2 San Francisco; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
4 San Francisco hereby endorses and adopts the recommendations of the Police
5 Department listed above and recommends that the Department of Alcoholic Beverage
6 Control issue the license with those conditions.



San Francisco Police Department **ABC Liaison Unit**



Alcoholic Beverage License -
*Public Convenience or
Necessity Recommendation*

To: The San Francisco Board of Supervisors' Committee on Public Safety
and Neighborhood Services

Supervisor Matt Dorsey
Supervisor Bilal Mahmood
Supervisor Danny Sauter

From: Lt. David Goff #1465
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: July 06, 2025

Subject: P.C.N. Investigation Regarding: Universal Life Corral, LLC
DBA: The Stud
1123 Folsom St.
San Francisco CA. 94103

Universal Life Corral, LLC (The Stud), has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 90 (On-Sale General) license to be located at 1123 Folsom St. (located between 7th St. and 8th St.)

Hours of Operation:

5:00 pm to 2:00 am Monday-Friday and 12:00 pm to 2:00 am Saturday and Sunday.

Digest:

Universal Life Corral, LLC. would like to operate a Music Venue to be located at 1123 Folsom St. If approved, this license will allow them to sell beer, wine and distilled spirits.

Letters of Protest

2

Letters of Support

0

Police Calls for Service:

From June 10 2024 to June 10 2025

14 calls for service

Police Reports:

From June 10 2024 to June 10 2025

2 police report

San Francisco Plot Information:

This premise is located in Plot: **244A**

A High Crime area is defined as **109** or more police reports in a plot for the year of **2023**.

This plot had 132 police reports for **2023**, which is 23 **higher** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **178.04**
Population for this tract is: **4,752**

On-sale license authorized by census tract: **16**
Active on-sale licenses: 28 with 0 pending

Off-sale licenses authorized by census tract: **4**
Active off-sale licenses: 3 with 0 pending

Departmental Recommendation:

Points of consideration: **9 (5 Churches, 1 Hospital, and 3 schools).**

No opposition from **Southern Station.**

Applicant premise **is** located in a “**High Crime**” area.

Applicant premise **is** located in a “**High Concentration**” area.

2 - Protest.

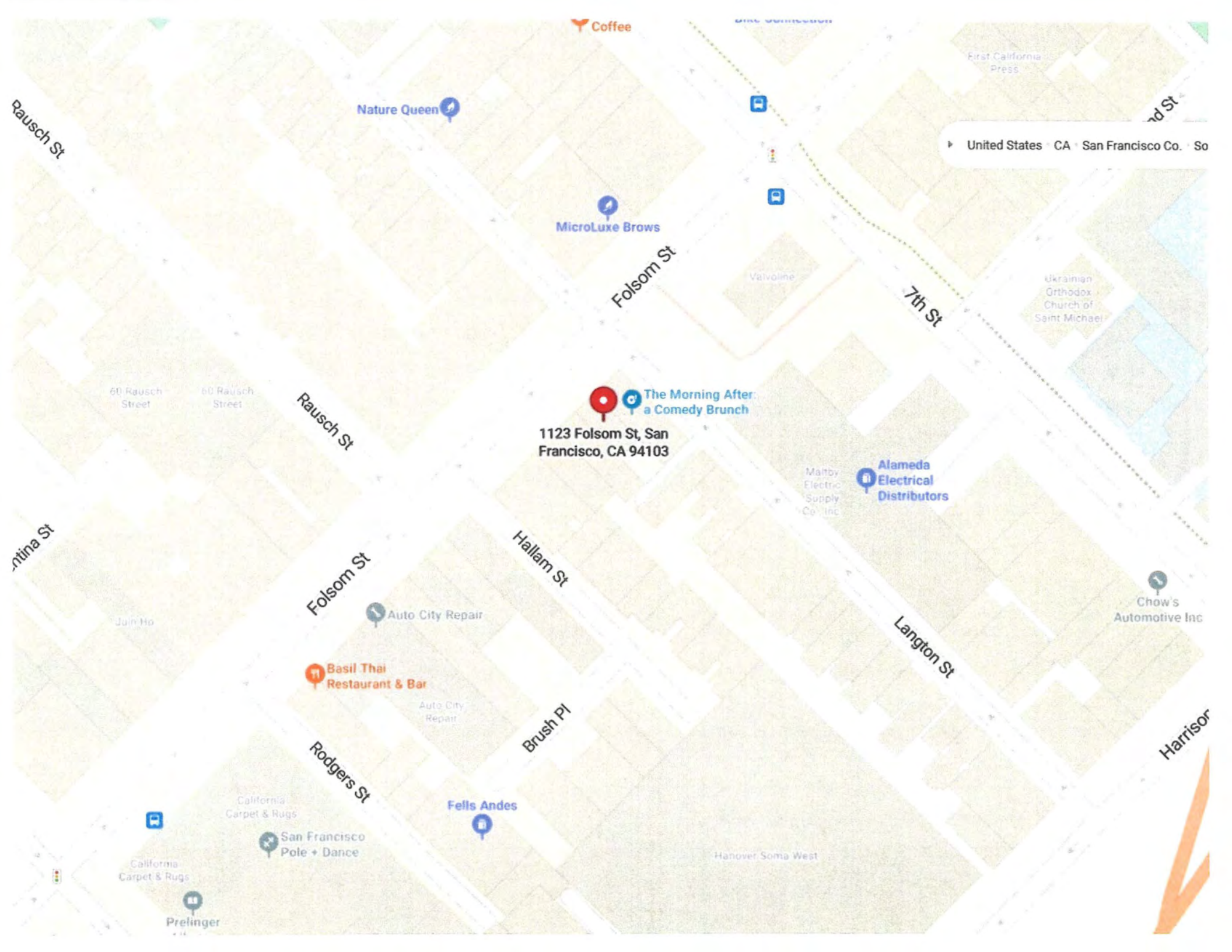
0 - Support

ALU Recommendation: **Approval with the following conditions:**

1. (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee. (SF district office only).
2. (2) Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as determined by the San Francisco Entertainment Commission (or any successor agency), shall be deemed to be a violation of this Condition. Any noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to Condition 1 above.
“Entertainment Permit” means any of the following: a Just Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a Fixed Place Amplified Sound permit, or any similar such permit issued by the San Francisco Entertainment Commission. (SF district office only)
3. When the said outdoor patio area of the premises is being utilized for the sales, service and consumption of alcoholic beverages, a premise employee shall be in attendance

and maintain continuous supervision at all times of said area to ensure orderly conduct of patrons.

4. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the ABC-257
5. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-257.
6. At any time, the premise is providing live entertainment, the petitioner(s) shall have two (2) uniformed security guard(s) on the premises and shall maintain order therein to prevent any activity which would interfere with the quiet enjoyment of their nearby residents, or the surrounding community. The uniform security guards must be licensed by the State of California Department of Consumer Affairs.



United States CA San Francisco Co. So

**The Morning After:
a Comedy Brunch**
1123 Folsom St, San
Francisco, CA 94103

**Alameda
Electrical
Distributors**

**Basil Thai
Restaurant & Bar**

Fells Andes

**San Francisco
Pole + Dance**

Prelinger

Harrison

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

DATE: July 1, 2025

TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 3755/101
Zoning: NCT – Folsom Street
Neighborhood Commercial Transit – 65X

TO: Police Department
Sakher Ghanem
Phone No. (415) 553-1115

Quad: _____ Dist 6
Record No.: 2025-006009MIS

Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in September of 2025.

PLEASE EMAIL YOUR RESPONSE by July 11, 2025, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: Universal Life Corral LLC

Business name: The Stud

Application address: 1123 Folsom Street
San Francisco, CA 94103 - 3931

Applicant contact info: 1. Rachel Ryan
(415) 613-6924
raquelbradley@gmail.com

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Staff Contact: Vincent W. Page II
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ Approval ☐ Denial
(Please add comments in a trailing report.)

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Ghanem, Sakher \(POL\)](#); raquelbradley@gmail.com
Cc: [Alabanza, Analyn@ABC](#); amarjit.tamber@abc.ca.gov; [Goff, David \(POL\)](#); [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#)
Subject: Liquor License Issuance - 1123 Folsom Street - The Stud - BOS File No. 250713
Date: Tuesday, July 1, 2025 1:26:00 PM

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license issuance. I'm referring this matter to you for response via the following linked document:

[Referral Letter - Planning and Police Departments – July 1, 2025](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

-

Board of Supervisors [File No. 250713](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in September 2025.

I request the Planning Department's response before July 11, 2025. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

Monique C. Crayton (she/her)

Assistant Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7750 | Fax: (415) 554-5163

monique.crayton@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



June 15, 2025

Attn: Office of the Clerk of the Board of Supervisors
1 Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

RECEIVED
2025 JUN 15 11:00 AM
CITY OF SAN FRANCISCO
OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

1. Applicant: Universal Life Corral LLC (Rachel Ryan) (415) 613-6924
raquelbradley@gmail.com
2. Business name & address: The Stud, 1123 Folsom Street San Francisco, CA 94103
3. Mailing address: 101 28th Street #5 San Francisco, CA 94131
4. License type: New 90, switching from an existing 48
5. Proposed hours: 5 pm-2 am Monday-Friday, 11 am - 2 am Saturday-Sunday
6. The application was filed in-person on June 4, 2025
7. Posted a Public Notice of Application for Ownership Change in front window of premises for 30 days; served by mail the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E) to all neighbors within a 500-foot radius of the premises; signed and submitted Affidavit of Posting and Declaration of Service by Mail
8. The Stud is an LGBTQ cultural institution that has provided a place for community and creative expression for almost 60 years. It offers the neighborhood a place to enjoy art, performance, music, dancing and socializing. As an events-driven space, the Stud already offers live entertainment 5 days a week, so we are excited to switch over to a license that aligns with our business model.

Since reopening last year, we have maintained a solid working relationship with the Entertainment Commission to make sure that we operate in compliance with the decibel limits posted in our Entertainment Permit, and have finally obtained building permits from the city to start doing some renovations that will include soundproofing. We employ professional security and technical staff who monitor noise levels inside of the business, and remind patrons to keep down noise levels outside. Having security staff stationed outside the business should also help reduce crime on the block, and we will participate in daily cleaning of the sidewalks surrounding the building.

Other bars, restaurants and retail establishments will also benefit from The Stud's continued presence in SoMa — many people travel from across the Bay Area and beyond to visit our historic bar, and will be looking for other places in the neighborhood to check out while they are here. We also have good neighbor relationships with other local businesses including Rocco's, Decant, and NoshBox, and hope that our location on Folsom Street continues the symbiotic dynamic that many bar-and-restaurant-neighbors

enjoy. We are especially excited about the new establishment of an Entertainment Zone along Folsom, and look forward to continuing to work with Soma West CBD and Supervisor Dorsey to help uplift many of the struggling businesses in our neighborhood as we honor Folsom Street's long history as an LGBTQ entertainment district.

One of the things that makes the Stud so special is that we are truly committed to the ethos of the sign that hung above our entrance: "Everybody is Welcome at the Stud." Many of the bars and clubs in San Francisco can be very cliquey and only cater to niche communities, whereas the Stud has always served a wide spectrum of people. And finally, we are open to hearing feedback from law enforcement, but hope that our many years of good standing in SoMa will enable us to move forward with this new license.

Rachel Ryan

RACHEL RYAN

6.26.2025

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

Maria Davis

617-784-5658

saintmaryspub@gmail.com

TO: Department of Alcoholic Beverage Control
33 NEW MONTGOMERY STREET
STE 1230
SAN FRANCISCO, CA 94105
(415) 356-6500

File Number: **669779**
Receipt Number: **3010108**
Geographical Code: **3800**
Copies Mailed Date: **June 10, 2025**
Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**First Owner: **UNIVERSAL LIFE CORRAL LLC**Name of Business: **THE STUD**Location of Business: **1123 FOLSOM ST
SAN FRANCISCO, CA 94103-3931**County **SAN FRANCISCO**Is Premises inside city limits **Yes** Census Tract: **0178.04**Mailing Address: (If different
from
premises address) **801 CRESCENT AVE
SAN FRANCISCO, CA 94110-6044**Type of license(s): **90** Dropping Partner: Yes ☐ No ☒

Transferor's license/name:

| <u>License Type</u> | <u>Transaction Type</u> | <u>Master</u> | <u>Secondary LT And Count</u> |
|----------------------------------|-------------------------|---------------|-------------------------------|
| 90 - On-Sale General Music Venue | ORI | Y | 90[1] |
| 90 - On-Sale General Music Venue | ORI | N | |

| <u>License Type</u> | <u>Transaction Description</u> | <u>Fee Code</u> | <u>Dup</u> | <u>Date</u> | <u>Fee</u> |
|--------------------------------|--------------------------------|-----------------|------------|-------------|-------------|
| Application Fee | ADD PRIMARY LICENSE TYPE | NA | 0 | 06/11/25 | \$19,315.00 |
| 90 - On-Sale General Music Ven | ANNUAL FEE | P40 | 1 | 06/11/25 | \$960.00 |
| 90 - On-Sale General Music Ven | ANNUAL FEE | P40 | 0 | 06/11/25 | \$1,505.00 |
| Total | | | | | \$21,780.00 |

Have you ever been convicted of a felony? **No**Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the
Department pertaining to the Act? **No**STATE OF CALIFORNIA County of **SAN FRANCISCO**Date: **June 10, 2025**

Applicant Name(s)

UNIVERSAL LIFE CORRAL LLC

ABC referral - Type 90 - Recommend approval for the addition of a
Type 90 (On-Sale General Music Venue) alcoholic beverage
license for continuation of an existing Bar and Nighttime
Entertainment Use (d.b.a., The Stud).

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUN 16 PM08:49

7/3/2025 Vincent W. Page
II Planning
Departmentvincent.w.page.ii@
sfgov.org(628) 652-7396

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Issuance - 1123 Folsom Street - The Stud

Long Title or text listed:

Hearing to consider that the issuance of a Type-90 on-sale general music venue liquor license to Universal Life Corral LLC., to do business as The Stud located at 1123 Folsom Street (District 6), will serve the public convenience or necessity of the City and County of San Francisco.

250713

Signature of Sponsoring Supervisor: