

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](mailto: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
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 JUN 26 AM 11:09

A handwritten signature in black ink, appearing to be 'B', is written over the bottom right of the 'RECEIVED' stamp.

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 _x_

Transferor's license/name:

Table with 4 columns: License Type, Transaction Type, Master, Secondary LT And Count. Rows include 90 - On-Sale General Music Venue with ORI and Master status Y/N.

Table with 6 columns: License Type, Transaction Description, Fee Code, Dup, Date, Fee. Rows include Application Fee, ANNUAL FEE, and a Total fee of \$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 AM08:49

Handwritten signature/initials

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