

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

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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](mailto:monique.crayton@sfgov.org) ~ (415) 554-7750

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**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](mailto:raquelbradley@gmail.com)  
**Cc:** [Alabanza, Analyn@ABC](#); [amarjit.tamber@abc.ca.gov](mailto: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

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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:

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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](mailto:monique.crayton@sfgov.org) | [www.sfbos.org](http://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  
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SAN FRANCISCO  
2025 JUN 26 AM 11:09

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).

7/3/2025

Vincent W. Page II

Planning Department

vincent.w.page.ii@sfgov.org

(628) 652-7396

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2025 JUN 16 AM08:49

