

Pair ask aid to help refurbish movie house

By Christine Bedell

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GUADALUPE — A pair of San Luis Obispo developers will ask the Guadalupe Community Redevelopment Agency for \$50,000 Monday to help rehabilitate a decrepit downtown movie house.

Ron Holland and Joe Salvaggio need a total of \$150,000 to turn the Royal Theater into a discount movie theater that also would showcase live performances.

But they cannot do it without community support, according to staff reports.

The meeting begins 6 p.m. in City Hall Council Chambers, 918 Obispo St.

Holland, of Holland Construction, and Salvaggio, his partner and architect, first solicited ideas and financial support from the agency in November.

Since then, the Planning Commission signed onto the idea, recommending the agency waive various development requirements and pitch in some funding.

An engineer also has determined the structure needs \$24,500 worth of seismic work completed before the building can be deemed safe for patrons.

"If the theater is successful, then it will be a catalyst for further downtown rejuvenation and small-business development," City Administrator Henry Lawrence said in a report to the agency, which recommends the \$50,000 expenditure.

If the developers fail to continue operating the facility and do not exercise their option to buy it, the agency could "step into the developers' shoes" and have a right to purchase the building itself for \$125,000, the report says.

"The administrator has thus confirmed that Holland and Salvaggio are serious parties with a track record of success in the restoration and operation of old theaters," Lawrence also wrote.

In other action Monday, the agency will consider forming a committee to handle day-to-day business with America West Redevelopment, Inc., developers of the Point Sal Dunes subdivision.