

Daily Pilot

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Eric Licas

DEVELOPER PAUL DUNLAP stands in front of the Bay Theatre in Old Town Seal Beach Wednesday, following an eight-year renovation of the art deco building. It will screen its first film in over a decade on Jan. 25.

Theater's revival signals hope for renaissance in Seal Beach

BY ERIC LICAS

Malicious apparitions lurk in the depths of the Bay Theatre on Main Street in Seal Beach's Old Town, at least according to the scientific rigor of YouTubers who've built a following by spooking themselves on camera. And although developer Paul Dunlap has heard a few things go bump in the night, the only confirmed evidence of spirits he's ever come across during an eight-year restoration process of the nearly 80-year-old building have been empty bottles of vintage whiskey hidden between the studs of its walls, conveniently discarded decades ago by the workers who plastered them.

"If there are entities here, they're here by their choice," Dunlap told the Daily Pilot during an interview in the theater's auditorium Wednesday. "And I'm preserving something they obviously like. So I've always felt like I'm getting a pass. They must like me if nothing bad's ever happened to me."

The single-screen theater had become a ghost of its former self, left vacant for five years before Dunlap purchased it in 2016. But on Jan. 25, it will finally reopen its doors to the community, beginning with a sold-out screening of "Harbour Chronicle: Shaping the Legacy," a documentary about local surfboard maker Rich Harbour.

Seal Beach Councilman Joe Kalmick repre-

See **Theater**, page A3



Courtesy of Dunlap Property Group

A PHOTO OF the Bay Theatre, originally the Beach Theatre, shortly after it was renamed in 1946.

DAILY PILOT FOOTBALL DREAM TEAM

Julius Gillick helped Edison make history

BY MATT SZABO,
ANDREW TURNER

Julius Gillick is rarely speechless, even if his play this season really spoke for itself.

The Edison High senior running back was never afraid to offer his opinion on things, operating with a confidence that may have sometimes leaned more toward bravado.

This made him a favorite among reporters, who are used to the clichés that high school football can often provide.

"I try not to give any of those," Gillick said. "Everybody's too media-trained nowadays."

What he gave opposing defenses for much of the season was 48 minutes of punishment.

A transfer from Seattle, Wash., Gillick blazed his way to remarkable things in his second year with the Chargers. His teammates also proved up to the task, as together they led Edison (12-4) to the CIF Southern Section Division 3 title and CIF State Division 1-A championship, the first state title in program history.

For the indelible mark he left on the program, Gillick is the 2024 Daily Pilot Football Dream Team Player of the Year.



EDISON SENIOR

Julius Gillick is the 2024 Daily Pilot Football Dream Team Player of the Year.

James Carbone

Gillick, who had 302 carries for 2,488 yards and 37 touchdowns this year, also grabbed 26 passes for 200 yards and another score.

He broke multiple school records in his two years as a Charger. Besides the single-season rushing yards and touch-

downs marks, he also has career rushing yards and touchdown records. His 312 yards in a game against Huntington Beach as a junior set another school record, as did his six rushing touchdowns in games against Helix and Vista Murrieta this season.

Besides the numbers that cement him as the best running back in program history, it was the style that set the 6-foot, 215-pound back apart.

"He's downhill, he's physical,"

See **Dream**, page A2

Stabbing suspect ruled able to face trial

Long Beach resident faces murder charge in 2023 killing of Laguna Beach doctor riding his bike in Dana Point.

BY ERIC LICAS

A Long Beach man accused of killing a Laguna Beach doctor he had no prior connection to in Dana Point two years ago appeared in court Friday after a judge ruled him competent to stand trial in December.

Vanroy Evan Smith was accused of striking Michael Mammone with a white Lexus while the Providence Mission Hospital emergency physician was riding his bicycle and then stabbing him to death on Wednesday, Feb. 1, 2023. The defendant faces one count of murder as well as potential sentencing enhancements for the alleged use of a deadly weapon and lying in wait for his victim.

The latter allegation was the basis for Orange County Senior Deputy Dist. Atty. Jennifer Walker's request to revoke Smith's option to post a \$1-million bail. Judge Derek Johnson, obligated to make such decisions based on the assumption of guilt, granted her motion during a hearing at the Harbor Justice Center in Newport Beach.

On Friday, Walker noted that Smith had told officials he intended to kill someone the day he was arrested. She also claimed he parked his car after hitting Mammone and then ran to him, convincing bystanders the defendant was coming to the cyclist's aid before attacking him.

The Orange County Public Defender's attorney representing Smith, Kevin Song, said although the prosecution's outline of events was broadly factual, it was framed in an "emotional and inflammatory way." He took issue with the suggestion that "my client intentionally hid himself to find the perfect time to commit the act," noting it occurred in broad daylight.

Questions raised by Smith's defense regarding his mental health shortly after his arrest led

See **Trial**, page A4

AROUND TOWN

Talk on Randall Reserve set for Sunday

FROM STAFF REPORTS

Those interested in learning more about the ecologically rich Randall Reserve (formerly Banning Ranch) and the importance of preserving coastal areas of historical significance are invited to a talk Sunday at 2 p.m. at Costa Mesa's Norma Hertzog Community Center.

Paul Waggoner of the nonprofit Coastal Corridor Alliance will speak on the transformation of the local coastal landscape, from prehistoric times to the present day, focusing on the 387-acre former oil field, its unique ecology and diverse wildlife and the grassroots effort that led to its preservation.

The discussion is hosted by the Costa Mesa Historical Society, in conjunction with the annual installment of its Board of Directors and officers for 2025.

The Community Center is located at 1845 Park Ave. in Costa Mesa. RSVP costamesahistory.org/topics/events.

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DREAM

Continued from page A1

Edison coach Jeff Grady said. "He's not dodging tacklers. Often times, he seeks them out. He played 15 games and with his style of play, that's impressive. His durability has been pretty awesome. I mean, the amount of carries he's had, he had a game this year where he had 38 carries [in a CIF State regional win over El Cajon Granite Hills]. He stays on the field."

Gillick has committed to Grady's alma mater, Fresno State, where the coach played quarterback in the early 2000s before coaching there for seven years.

Gillick described his running style as angry, angrier this year after the loss of his good friend from Seattle, Amar Murphy-Paine, a junior football player and aspiring rapper who was shot to death in front of Garfield High last June.

"I run with a lot of anger and a lot of confidence, and I think that's why it works so well," Gillick said. "Not a lot of people have that combination ... What I do, I think I'm the best at it, and that's to run like myself. It's just all fueled by a competitive spirit. I just go out there and tell myself that nobody's going to stop me, and if I keep telling myself that then eventually it comes true."

Gillick battled an Achilles injury late in the season, but his only game missed was the CIF Southern Section Division 3 title game after being called for two unsportsmanlike penalties in the semifinals. Even in that role, Gillick said he enjoyed coaching up the team's younger running back group, led by Sam Edmisten.

"Every single time, pre-snap, just tell yourself that they can't do it like you," he said of the advice given. "If you create doubt



Don Leach | Staff Photographer

EDISON'S JULIUS GILLICK (9) evades a tackle by Fresno Central's Jareal Albert during the CIF State Division 1-A championship game at Saddleback College.

for yourself, then you won't ever really be very successful."

Gillick has no doubt he made the right choice coming to Edison.

"Especially as someone who's not from the community, seeing how much it means to the community, it's very connecting," he said. "This will never be home, you know, but it's gotten a lot closer ever since we took it that far."

COACH OF THE YEAR

Jeff Grady

Edison

In his ninth year in charge at his alma mater, Grady guided the program to its first state championship. The Chargers had two times during the season when they bounced back, winning six in a row after back-to-back one-point road losses to Clovis West and Yorba Linda to open the season. Then, after Alpha League losses to Mission Viejo and San Clemente closed the regular season, Edison again won six straight for the title. Grady, a former quarterback at Edison and Fresno State, was offensive coordinator for a team that wanted to run the ball down your throat, yet sophomore quarterback Sam Thomson also proved more than capable.

OFFENSIVE PLAYER OF THE YEAR

Brady Edmunds

QB | Huntington Beach | So.

Huntington Beach coach Brett Brown said that Edmunds grew up a ton this season, and he wasn't just talking about his 6-foot-5 height. The Ohio State commit completed 217 of 348 passes for 3,222 yards, 36 touchdowns and nine interceptions, also rushing for 312 yards and a team-best nine more scores on the ground. After two years, he already holds program career marks for touchdowns and passing yards. Edmunds, the Epsilon League Offensive MVP, helped Huntington Beach (7-5) advance to the second round of the Division 5 playoffs while averaging nearly 34 points per game.

DEFENSIVE PLAYER OF THE YEAR

Matt Lopez

LB | Edison | Sr.

Lopez, a senior captain, was a leader of a defense that showed it meant business when it opened the CIF Southern Section Division 3 playoffs with back-to-back shutouts. Seemingly always around the ball, the two-year varsity player had 173

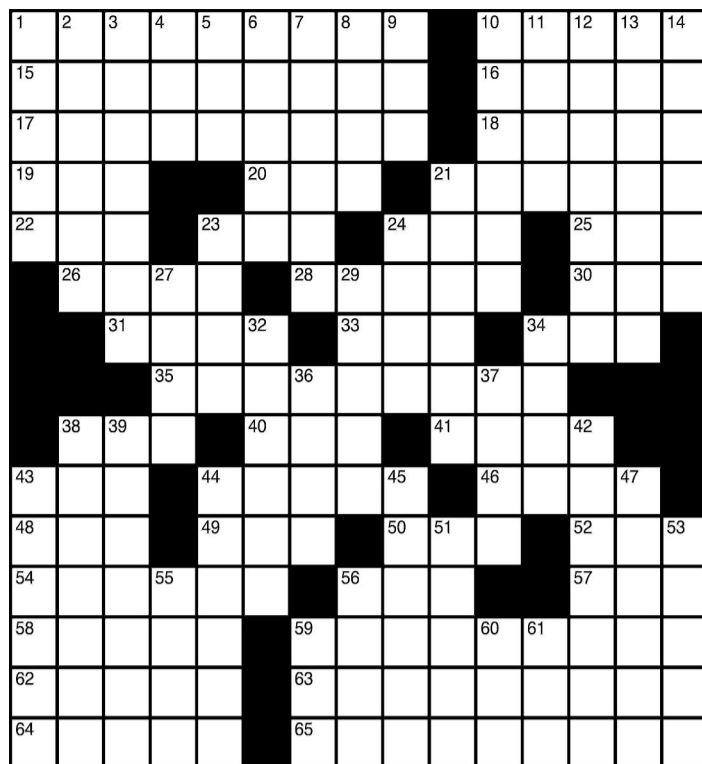
See *Dream*, page A3

THE DAILY COMMUTER PUZZLE

By Stella Zawistowski

ACROSS

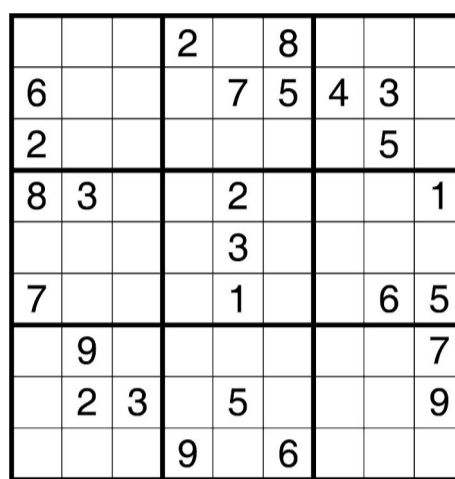
- 1 Valued entity
- 10 Chances
- 15 Dodgy behavior
- 16 Deck with Major and Minor Arcana
- 17 Result of slaying it at the gym
- 18 Smoldering bit
- 19 Conclusion
- 20 Attempt
- 21 Downfall
- 22 Google rankings metric: Abbr.
- 23 GI entertainers
- 24 Bubblegum
- 25 Radio host Charlamagne God
- 26 "Frozen" reindeer
- 28 Holds off
- 30 Just swell
- 31 "Wicked" pair
- 33 Oahu garland
- 34 Pub order
- 35 Third base, in baseball lingo, or one of four in this puzzle
- 38 C-suite member
- 40 Spanish gold
- 41 Hardly cheerful
- 43 Long-jawed fish
- 44 Floating overhead
- 46 _ of March
- 48 Pacific Coast Highway's route number
- 49 Innovative
- 50 Mork's home
- 52 The _ Ministry: "Rest Is Resistance" organization
- 54 Some tuna cuts
- 56 Composers' rights org.
- 57 Ego Nwodim's show, for short
- 58 Magical symbol
- 59 Geographical region for a retailer
- 62 Completely silly
- 63 Quiz with bona fide answers?
- 64 Breathes heavily
- 65 See's Candies candy



SUDOKU

By the Mepham Group

Complete the grid so each row, column and 3-by-3 box (in bold borders) contains every digit, 1 to 9. For strategies on how to solve Sudoku, visit sudoku.org.uk.



For answers to the crossword and Sudoku puzzles, see page A3.

DOWN

- 1 Gâteaux
- 2 Sheep
- 3 Landlocked country between Ukraine and Romania
- 4 The Bucks, in sports crawls
- 5 W.H. Auden's " _ to the Medieval Poets"
- 6 Bolts
- 7 Lined up
- 8 Froyo chain
- 9 "Affirmative"
- 10 Brews
- 11 "Grimsburg" voice actor Jon
- 12 Like a moon's

- path
- 13 Ballet slipper
- 14 Take off and run?
- 21 Overly affectionate
- 23 "Do _ others ..."

- 24 Beach town structure
- 27 Reverberate
- 29 Emotionally detached
- 32 Elegant wraps
- 34 Dry
- 36 Black bird
- 37 Composer Satie
- 38 Mexican bar
- 39 One who practices minimal consumption
- 42 Awareness of wrongdoing, in criminal law
- 43 Trade secrets?
- 44 Low joints
- 45 Shakshouka base
- 47 Most realistic
- 51 Totes absurd
- 53 Arrange for serving, as a meal
- 55 Colloquial contraction
- 56 "Duuuude ..."
- 59 "No Scrubs" group
- 60 Ambient musician Brian
- 61 Georgia airport code

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THEATER

Continued from page A1

sents the district that includes Old Town and noted that another developer could have easily turned a quicker profit by tearing down the Art Deco building and replacing it with office space. He has fond memories of catching foreign films and art house flicks at the Bay Theatre and thanked Dunlap for bringing the historic landmark back to life.

The theater was in disrepair by the time Dunlap got his hands on it. Its roof leaked rainwater and the seats were worn out. There was a gaping hole in the stage where a pipe organ had once been. The entire floor of the auditorium had to be ripped out down to the structure's foundation and re-sloped in order to bring the building in compliance with current health and safety codes.

Dunlap personally poured over historical accounts and photos in order to faithfully recapture the building's former glory. The large gold sconces shaped like loose bundles of flowers on its walls are the same ones that were hanging when Dunlap purchased the space, lovingly restored and polished. Crews stripped away layers

of decades-old paint to rediscover the original teal and burgundy color scheme. Its new plush folding seats were sourced from old stock made at around the time the theater first opened.

Dunlap said he's enamored by vintage architecture and likely to pull over whenever he comes across an old empty building. He's passionate about preserving the history embedded in well-loved structures and is known for developing Villa Del Sol. That retail space and special event venue in Fullerton was known as the California Hotel when it originally opened in 1922, and it retains the former establishment's colonial Spanish features, including tiled fountains and roofing.

"Architects are artists with buildings," Dunlap said. "I've always tried to stand back and, if you could, read their mind. What was their mindset when they were designing this? What did they really want it to be and look like?"

For decades he dreamed of owning a theater and previously made unsuccessful bids to purchase the Fox Fullerton Theatre as well as the Celebrity Theatre in Anaheim. Acquiring the historic building in Seal Beach made it seem like his wish might finally come

true, but not without more hard work and tenacity.

Dunlap initially thought it would take about two years to revitalize the Bay Theatre, but unexpected setbacks delayed the process. He had to replace one of the first contractors he had hired after they appeared to pad an invoice with services they didn't actually perform. And Dunlap was dissatisfied with the designs presented by architects he began the renovation with, so he wound up letting them go and finding another firm.

The first structural engineer he brought on to reinforce the building was a longtime friend the developer had previously worked with. But after missing deadlines for months, he had to admit to Dunlap that he was unable to complete the project because his eyesight was failing due to old age. "There's so many cooks in the kitchen and you have to coordinate," Dunlap said. "One wants to do one thing, has to check with the other to see if it's OK. Just coordinating all of that is really time consuming. It was frustrating."

At one point midway through the theater's restoration, Dunlap fell at his home and injured several of the vertebrae in his neck. That left him temporarily



File Photo

PAUL DUNLAP stands near the original seats at the Bay Theatre in Seal Beach in a 2019 photo. The seats have since been restored and put into place.

bedridden, and it took him about six months to regain the ability to walk.

The developer said everything he went through was worth it to achieve a goal he's had in mind for decades.

"It's exactly what I wanted it to be, exactly what I thought it could be," Dunlap said.

The developer plans to stay on board to personally manage the Bay Theatre for at least another year. He's already hard at work lining up unique screenings, musical performances, plays and other live events.

On Jan. 29, they'll screen the documentary "Lucy & Desi: A Home Movie,"

which dives into the lives of classic Hollywood couple Lucille Ball and Desi Arnaz, followed by a Q&A session with their daughter Lucie Arnaz, who is also one of the film's directors and producers. A portion of the event's proceeds will be donated to the New Life Beginnings Shelter for Mothers & Children in Long Beach.

Tickets for a followup screening of "Harbour Chronicles" on Feb. 8 are available for those who weren't able to snag one for its opening weekend. Performances by singer-songwriters Izaak Opatz, Joe Robinson and Owen Temple are scheduled for

March, April and May, respectively.

Those who attend screenings or concerts at the Bay Theatre will find vintage charm coupled with state of the art audio, projection and lighting, all in an intimate 330-seat venue. Tickets for most movies are expected to cost \$18.50, while admission to live events at the intimate 300-seat venue may start at around \$30. Dunlap hopes to invite audiences in four nights a week, possibly expanding to five during the summer.

Kalmick hopes the re-opening of the Bay Theatre becomes a catalyst reinvigorating night life along Main Street, which has made a sluggish recovery in the years since the pandemic. He pointed to plans for the conversion of a former Bank of America branch across Main on the corner of Pacific Coast Highway into a restaurant and other projects as additional signs of a burgeoning renaissance in Old Town Seal Beach.

"We need to have a venue like that as a draw to the city that brings people in," Kalmick said. "It's an important economic driver for the city and a historic place."

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DREAM

Continued from page A2

tackles to break the Chargers' single-season record of 172 set by the late Bill Malavasi in 1979. He also contributed 4.5 quarterback sacks. A first-team All-Alpha League selection, he broke up a fourth-down pass in the final minute to help secure the Chargers' state championship against Fresno Central.

ALL-PURPOSE PLAYER OF THE YEAR

Steel Kurtz
WR / FS | Huntington Beach | Jr.

Kurtz never came off the field for the Oilers, when offense, defense and special teams are all considered. He caught 64 passes for 931 yards and eight scores as a go-to receiver along with Troy Foster. Kurtz had a team-best three interceptions on defense, returning two of those for a touchdown, while recording a 77-tackle total that was second on the team. He also returned punts and kicks on his way to first-team All-Epsilon League honors.

FIRST-TEAM OFFENSE

Jackson Kollock
QB | Laguna Beach | Sr.
Arguably the most decorated quarterback in Laguna Beach history, Kollock amassed 7,087 yards and 94 touchdowns as a passer in 31 games across parts of three seasons for the Breakers. The Minnesota commit threw for 1,711 yards and 21 touchdowns and matched a career-high total with eight rushing scores as a senior. He was a Foxtrot League first-team selection for Laguna Beach (9-2, 4-1), which was the league champion.

Isaac Galindo
RB | Los Amigos | Sr.
Galindo more than doubled his production as a junior, amassing 1,215 rushing yards and racking up 19 touchdowns on the ground. The Sigma League Offensive Player of the Year, Galindo added two receiving touchdowns for Los Amigos (11-1), which won its first 11 games in completing an undefeated regular season.

Gavin Garza
RB | Costa Mesa | So.



James Carbone

HUNTINGTON BEACH quarterback Brady Edmunds (9) passes over the middle against Mayfair on Sept. 20. Edmunds is the 2024 Daily Pilot Football Dream Team Offensive Player of the Year.

Talk about hitting the ground running, Garza carried the ball 210 times for 1,450 yards and 20 touchdowns, posting an average of 6.9 yards per attempt in his first varsity season. Garza received first-team all-league honors in the Tango League for Costa Mesa (8-4, 3-2), which earned its first playoff win since 1997 at home against Winchester Temecula Prep.

Troy Foster
WR | Huntington Beach | Jr.

The favorite target of Huntington Beach star quarterback Brady Edmunds, Foster made 65 receptions for 1,290 yards and 15 touchdowns. The elusive receiver averaged 19.8 yards per catch. An Epsilon League first-team selection, Foster also had a pair of kick returns for touchdowns for Huntington Beach.

Shane Cassidy
WR / CB / P | Marina | Sr.
Cassidy proved vital to the success of the Vikings, bringing in 14 of the 16 receiving touchdowns that his team produced. The big-play receiver averaged 22.3 yards on 39 catches for 871 yards. He accounted for 45.1% of the offensive touchdowns for Marina (9-2, 4-1), which split the Lambda League title three ways with Beckman and Kennedy. Cassidy, who added two pick-six interceptions on defense, shared the league's Most Valuable Player award with Beckman's Noah Czaykowski.

Dorsett Stecker
WR | Corona del Mar | Jr.

Don't let him get started. Stecker scored in every victory for the Sea Kings, and he usually did so in bunches. The Bravo League second-team selection had three-touchdown games against Cypress and Trabuco Hills, plus a two-touchdown performance against Moreno Valley Rancho Verde. Stecker compiled 54 catches for 726 yards and nine touchdowns.

Caden Oliver
TE / OLB | Costa Mesa | Jr.
Oliver led the Mustangs' receiving corps across the board with 43 catches for 531 yards and seven touchdowns. He served as the security blanket for quarterback Andrew Waiss, who was as much a threat to run as he was to air it out with 11 rushing scores among his 28 plays that wound up in the end zone. The Tango League first-team selection added two sacks, a forced fumble and a fumble recovery from the outside linebacker position.

Cooper Cirillo
RT / DE | Edison | Sr.

A 6-foot-2, 223-pound right tackle, Cirillo served as a team captain for the Chargers, who imposed their will on opponents by running the ball on 67.1% of offensive snaps this season. The Alpha League first-team offense member also helped set the edge of the Edison defensive line, providing 56 tackles and a fumble recovery.

Jayden Pershall
C | Edison | Sr.

A 6-foot-4, 277-pound center, Pershall played one big part in allowing Gillick to wreak havoc at the second level of defenses. An Alpha League first-team offense selection, he also personified toughness, exiting with a lower-body injury in the semifinal at Vista Murrieta and returning for the CIF final win over Simi Valley.

Anthony Hastings
LT | Corona del Mar | Sr.

A 6-foot-3, 280-pound left tackle, Hastings had an ability to flatten pass rushers on the blindside of Max Nashed and Brady Annett, who split the snaps at the quarterback position. The Bravo League first-team selection also led a CdM offensive line that spearheaded Wyatt Lucas to a school record 352 rushing yards against Trabuco Hills.

Fletcher Liao
OL / DL | Laguna Beach | Sr.

At 5-foot-9, 180 pounds, Liao wouldn't profile as one to play along the line of scrimmage, but he moved over from guard to center after Charlie Kelly was injured. Laguna Beach coach John Shanahan praised Liao's flexibility, as the Foxtrot League first-team honoree also played defensive end and nose guard on the other side of the ball, where he produced two sacks, six tackles for a loss, and eight quarterback hurries.

Emitt Been
C | Marina | Sr.

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Been there, done that. After handling the center duties when the Vikings featured standout running back Anthony Fabian in the backfield last season, the 6-foot, 250-pounder again starred on a league-champion Marina team, albeit one with a far more balanced attack. Been was a first-team selection in the Lambda League.

Jake Minter
AP / WR / FS | Edison | Sr.

As a wide receiver, a safety and a punt returner, Minter made his mark in a historic season for the Chargers. He made the biggest play of the season, the "Minter Miracle" coming when he caught a pass from Sam Thomson and

See *Dream*, page A4

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