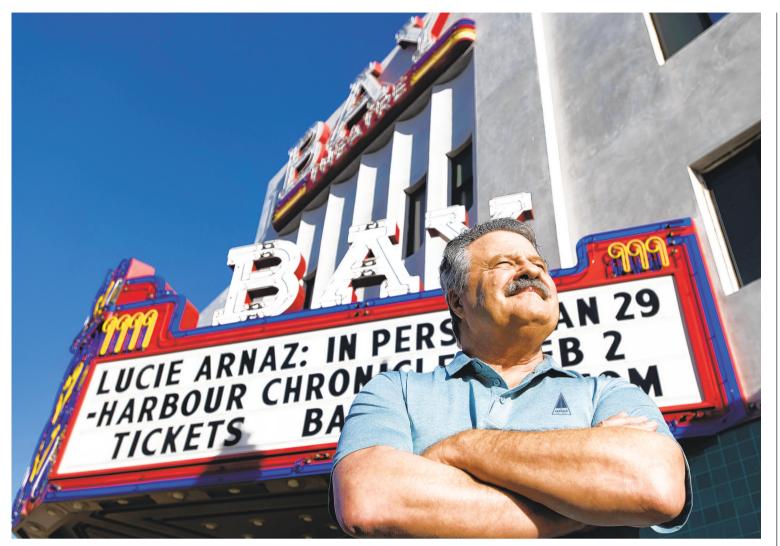
# Daily Pilot

SATURDAY, JANUARY 11, 2025 /// dailypilot.com



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

alicious 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.

iriboard maker Rich Harbour. Seal Beach Councilman Joe Kalmick repre-



Courtesy of Dunlap Property Group

See **Theater**, page A3

**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.



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.

James Carbone

**EDISON** 

**SENIOR**Julius
Gillick is

the 2024

Football

Player of

the Year.

Dream

Team

Daily Pilot

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.

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 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 Preserve (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*.

dailypilot@latimes.com Twitter: @TheDailyPilot

# **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

Gillick described his running style as angry, angrier this year after the loss of his good friend from Seattle, Amarr 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**

EdisonIn 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-toback 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 |

**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**  $LB \mid Edison \mid Sr.$ 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 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 Seé'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.

|             |   |   | 2 |   | 8 |   |   |   |
|-------------|---|---|---|---|---|---|---|---|
| 6           |   |   |   | 7 | 5 | 4 | 3 |   |
| 6<br>2<br>8 |   |   |   |   |   |   | 5 |   |
| 8           | 3 |   |   | 2 |   |   |   | 1 |
|             |   |   |   | 3 |   |   |   |   |
| 7           |   |   |   | 1 |   |   | 6 | 5 |
|             | 9 |   |   |   |   |   |   | 7 |
|             | 2 | 3 |   | 5 |   |   |   | 9 |
|             |   |   | 9 |   | 6 |   |   |   |

#### 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

Tribune Media Services

code

61 Georgia airport



# Download the app. Discover more of The Times.

Use your camera to scan the QR code.

Tap the link when it appears to be directed to your device's app store.

Hit download and start exploring.





# 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.

DAILY PILOT | COASTLINE PILOT | HUNTINGTON BEACH INDEPENDENT

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 reopening 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."

eric.licas@latimes.com Twitter: @EricLicas

#### **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

# **Isaac Galindo**

champion.

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 |

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 twotouchdown 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

 $C \mid Edison \mid Sr.$ 

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 |

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 firstteam 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.

**Handyman Service** 714-222-3055 **Wood Restoration Specialist** Licensed & Bonded

Mark's Painting &

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.

Been there, done that.

# **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

# **Daily Pilot**

A Times Community News publication.

#### **CONTACT US**

**Carol Cormaci Executive Editor** 

# carol.cormaci@latimes.com

**Beth Raff Advertising Manager** (424) 225-9928

beth.raff@latimes.com

10540 Talbert Ave., Suite 300 West. Fountain Valley, CA 92708

> Reporters: Sara Cardine,

Costa Mesa

sara.cardine@latimes.com

Eric Licas, **Newport Beach** eric.licas@latimes.com

Sarah Mosqueda, TimesOC

sarah.mosqueda @latimes.com

Gabriel San Román, TimesOC gabriel.sanroman

@latimes.com

Matt Szabo, **Huntington Beach and Sports** 

# matthew.szabo@latimes.com

**Andrew Turner**, Laguna Beach and Sports

andrew.turner@latimes.com Send Letters to the Editor to

erik.haugli@latimes.com. See Mailbag for guidelines. The Daily Pilot, established in

1907, is published Thursday through Sunday by Times Community News, a division of the Los Angeles Times. Subscriptions are available only by subscribing to The Times, Orange County.

© 2025 Times Community News. All rights reserved.

## Jim Jennings **Custom Masonry Inc.**

Serving Newport Beach, Costa Mesa for 55 years.

**SPECIALIZING IN:** 

- New Patios & Entries
- Drainage Expert: New or Repair · Masonry & Concrete Repair.
- · Grind High-spots caused by tree roots, etc.
- · Remove & Replace sections of concrete,

714-796-9144

State License# 827800

www.jimjenningsmasonry.com

Currently in need of BMW, Mercedes-Benz, Porsche, Lexus, Acura, Cadillac, Honda, Toyota vehicles under 100k miles. Before you trade in, call me, Tim the owner, for a cash offer @ 949-752-2277

or email info to OCAW777@GMAIL.COM



1852 McGaw Ave. Irvine, CA 92614

| С | 0 | М | М | 0 | О | 1 | Η | Υ |   | S | Η | 0 | Т | S |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Α | V | 0 | Τ | D | Α | Ν | С | Е |   | Т | Α | R | 0 | Т |
| K | Ι | L | L | Е | R | Α | В | S |   | Е | М | В | Е | R |
| Ε | N | D |   |   | Т | R | Υ |   | D | Ε | М | 1 | S | Ε |
| S | Ε | 0 |   | U | S | 0 |   | Р | 0 | Р |   | Т | Η | Α |
|   | S | ٧ | Е | Ν |   | W | Α | 1 | Т | S |   | Α | 0 | K |
|   |   | Α | С | Т | S |   | L | Е | 1 |   | Α | L | Е |   |
|   |   |   | Τ | 0 | T | С | 0 | R | N | Е | R |   |   |   |
|   | С | F | 0 |   | 0 | R | 0 |   | G | R | П | М |   |   |
| G | Α | R |   | Α | L | 0 | F | Т |   | Τ | D | Ε | S |   |
| 0 | N | Е |   | Ν | Ε | W |   | 0 | R | K |   | Ν | Α | Р |
| S | Т | Ε | Α | K | S |   | В | М | Τ |   |   | S | Ν | L |
| S | Ι | G | Ι | L |   | Т | R | Α | D | Ε | Α | R | Е | Α |
| I | N | Α | Ν | Е |   | L | Α | Т | 1 | Ν | Т | Е | S | Т |
| Р | Α | Ν | Τ | S |   | O | Н | 0 | С | 0 | L | Α | T | Е |

**CROSSWORD AND SUDOKU ANSWERS** 

| _ |   |   | _ |   |   | _ |   |   |
|---|---|---|---|---|---|---|---|---|
| 3 | 5 | 4 | 2 | 9 | 8 | 1 | 7 | 6 |
| 6 | 8 | 9 | 1 | 7 | 5 | 4 | 3 | 2 |
| 2 | 1 | 7 | 4 | 6 | 3 | တ | 5 | 8 |
| 8 | 3 | 5 | 6 | 2 | 4 | 7 | 9 | 1 |
| 9 | 6 | 1 | 5 | 3 | 7 | 8 | 2 | 4 |
| 7 | 4 | 2 | 8 | 1 | 9 | 3 | 6 | 5 |
| 1 | 9 | 6 | 3 | 8 | 2 | 5 | 4 | 7 |
| 4 | 2 | 3 | 7 | 5 | 1 | 6 | 8 | 9 |
| 5 | 7 | 8 | 9 | 4 | 6 | 2 | 1 | 3 |

800

Miscellaneous Merchandise

**Vinyl Records Wanted** \$\$\$ Top cash paid 4 all or part of collection. Jazz, Classical, Psychedelic, Blues 949-933-6777 Mike

Call Classified Today (714) 966-4600

**Legal Notices** 

buying, selling, or just looking, classified has what you need! CLASSIFIED (714) 966-4600

Classified is

**CONVENIENT** 

whether you're

SELL your unwanted items through classified

**Legal Notices** 



CITY OF NEWPORT BEACH **NOTICE OF PUBLIC HEARING** 

NOTICE IS HEREBY GIVEN that on Thursday, January 23, 2025, at 6:00 p.m. or soon thereafte as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following application:

Newport Irvine Medical Center - A request to remodel an existing, three-story, office building and convert the land use from professional office to medical office. Changes to the building exterior include façade improvements and new roof parapets while interior remodeling will create a new, atrium-style, lobby with common areas and new stairways between floors. To partially accommodate the increased parking demand, the existing surface parking lot will be restriped and a three-level parking structure with solar canopy will be constructed. The following approvals are required to implement the project as proposed:

- Major Site Development Review: To allow an increase in building height in accordance Section 20.52.080 (Site Development Reviews) of the Newport Beach Municipal Code (NBMC) for the new architectural features (i.e., parapets) which are proposed for 42 feet above existing grade and 45 feet above existing grade, where the base height limit permits a maximum of 32 feet;
- Staff Approval: To waive 61 of the 392 required parking spaces, or 15.5% of the parking requirement, in accordance with Section 20.40.110(D) (Adjustments to Off-Street Parking Requirements) of the NBMC;
- <u>Traffic Study</u>: To consider the projected 1,496 net increase in average daily vehicle trips, pursuant to Section 15.40.030(A) (Traffic Phasing Ordinance) of the NBMC

If approved and implemented, this discretionary approval will supersede Use Permit No. 1939, which upon approval of the project would be rendered null and void.

The project is categorically exempt under Section 15332 under Class 32 (In-Fill Development Projects) of the State CEQA (California Environmental Quality Act) Guidelines.

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 20.64 (Appeals). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach

www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Daniel Kopshever, Assistant 949-644-3235 Planner, dkopshever@newportbeachca.gov, at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2024-0070

**Activities:** Major Site Development Review, Staff Approval, Traffic

Zone: OG (Office General) **General Plan:** CO-G (General Commercial Office)

Study.

Location: 3300 Irvine Avenue

Applicant: Chad Manista

REDA II, LLC

David Salene, Secretary, Planning Commission, City of Newport Beach



www.dailypilot.com

**Legal Notices** 

**Legal Notices** 

#### **Notice of Public Sale**

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Wednesday January 29, 2025 at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.selfstorageauction.com.

Collette Parker Anna E Weyman Anna E Weyman Kammy Mae Liufau Penny Schaller

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this January 11, 2025 by Woodbridge Self Storage , 5020 Barranca Pkwy., Irvine, CA, 92604 (949) 857-4900 1/11/25

CNS-3884516# **DAILY PILOT** 

**Legal Notices** 

**Legal Notices** 



#### NOTICE OF UNSCHEDULED VACANCY

The City of Newport Beach is currently accepting applications to fill ONE (1) un scheduled vacancy on the

District 5 Designate Member) (nominated by the District Council Member with a term ending June 30, 2025

The Aviation Committee meets as required or on a quarterly basis, at 100 Civic Center Drive, Newport Beach.

An application can be obtained from the City Clerk's Office 949-644-3005. The application and Committee information can be accessed through the City's website at www.newportbeachca.gov/vacancy.

Applications will be accepted until Tuesday, January 21, 2025, or until the position is filled. For more information, contact the City Clerk's Office at 949-644-3005.

**Legal Notices** 

**Legal Notices** 

NOTICE TO CREDITORS OF BULK SALE (SEC 6104, 6105 U.C.C.)

Escrow No. **04-49059-AWE** 

Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The names and business addresses of the seller are: **NER ENTERPRISES INC, 5321 UNIVERSITY DR,** IRVINE, CA 92612

The location in California of the chief executive office of the Seller is: NONE

As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: **NONE** 

The name(s) and address of the buyer(s) is/are: GYP VENTURES GROUP, 236 COAL MIME, **IRVINE, CA 92602** 

The assets to be sold are described in general as: ALL FURNITURE, FIXTURES AND EQUIPMENT, TANGIBLE AND INTANGIBLE PROPERTY and are located at: 5321 UNIVERSITY DR, IRVINE, CA 92612

The business name used by the Seller at that location is: MATHNASIUM OF UNIVERSITY IRVINE

The anticipated date of the bulk sale is JANUARY 31, 2025 at the office of: GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660 under Escrow No.: 04-49059-AWE

The bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: ARWEN ESTELLE, GRANITE ESCROW & SETTLEMENT SERVICES, 450 NEWPORT CENTER DRIVE, SUITE 600, NEWPORT BEACH, CA 92660. and the last date for filing claims shall be JANUARY 30, 2025, which is the business day before the sale date specified above Dated: DECEMBER 9, 2024

BUYER: GYP VENTURES GROUP, A CALIFORNIA

CORPORATION 3131826 DAILY PILOT 1/11/25

**Legal Notices** 

**Legal Notices** 

CITY OF COSTA MESA

**NOTICE OF PUBLIC HEARING** 

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting at City Hall Council Chambers, 77 Fair Drive, Costa Mesa, California on Tuesday, January 21, 2025 at 7:00 P.M., or as soon as possible thereafter as the matter shall be heard, to consider:

A resolution establishing and adopting fees related to the Bee Keeping Ordinance No. 2025-01. Pursuant to Government Code Section 66016, data and analysis indicating the estimated fees required to comply with the Bee Keeping Ordinance will be made available on or before January 8, 2025. Copies of the fees data and analysis can be obtained during normal business hours at City Hall, 1st Floor, City Clerk's Office, 77 Fair Drive, Costa Mesa and on the City's website at: Public Notices | City of Costa Mesa **Public Comments:** 

Members of the public wishing to participate in the meeting may find instructions to participate on the agenda. Members of the public may also submit written comments via email to the City Clerk at <u>cityclerk@costamesaca.gov</u> and they will be provided to the City Council, made available to the public, and will be part of the meeting record. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, can be e-mailed to cityclerk@costamesaca.gov, submitted to the City Clerk's Office on a flash drive, or mailed to the City Clerk's Office. Kindly submit materials to the City Clerk AS EARLY AS POSSIBLE, BUT NO LATER **THAN 12:00 p.m.** on the day of the hearing, **January 21, 2025**. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information. For further assistance, contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at http://costamesaca.gov, 72 hours prior to the public hearing date. IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Brenda Green, City Clerk, City of Costa Mesa

Published January 11, 2025 and January 18 2025

# **DREAM**

Continued from page A3

dashed through the Fresno Central defense for the game-winning 54-yard touchdown with 20 seconds remaining in the Division 1-A state final. Minter turned 22 catches into 369 yards and a teambest seven receiving touchdowns. He added a rushing touchdown against Simi Valley in the Division 3 final, which Edison played without star running back Julius Gillick. An Alpha League first-team selection on defense, he made 89 tackles to go with two forced fumbles and an interception.

#### Nico Bammer

PK/P | Edison | Sr. Bammer's aim was true on all five of his field-goal attempts this season, and he converted 45 of 47 extrapoint kicks to contribute 60 points as a place kicker. The senior also handled the punting duties for the Chargers, who strung together two separate sixgame winning streaks.

#### **FIRST-TEAM DEFENSE Roy Brown**

TE / DE | Estancia | Jr.

Estancia has come to be known as a program that wants to win the battle of the trenches, so is there a better way to do so than having the Lineman of the Year? That is the title bestowed upon Brown in the Sigma League. Brown had 117 tackles (17 for a loss), nine sacks, and 17 quarterback hurries. He added one forced fumble and one fumble recovery. He had scored once as a receiver and as a rusher.

#### Devyn Blake

 $LT/DT \mid Edison \mid Jr.$ Blake commanded double teams to keep him from disrupting plays in the backfield, and sometimes that wasn't enough. Case in point, Blake created the deflection that resulted in the interception by Matt Lopez to seal the win in the CIF State Southern California Regional Division 1-A final. A two-way starter that earned Alpha League first-team offense honors, Blake had 56 tackles and 31/2 sacks.

#### **Darby Warren** DE | Huntington Beach |

**Huntington Beach found** itself in a lot of high-scoring affairs, but Warren made some big plays that helped create some much needed stops. An Epsilon League first-team selection, Warren had 48 tackles, a dozen tackles for a loss, seven quarterback hurries, five sacks, two forced fumbles and a pair of fumble



Don Leach | Staff Photographer

EDISON LINEBACKER Matt Lopez (31) drags down Los Alamitos quarterback Alonzo Esparza by his ankles for a sack on Oct. 18. Lopez is the 2024 Daily Pilot Football Dream Team Defensive Player of the Year.

recoveries.

#### **Jake Russell**

TE / ILB | Marina | Sr. Russell had 62 tackles to pace the Vikings in that category, including four tackles for a loss. He added six quarterback hurries, three passes defensed, and a forced fumble. Russell shared the Lambda League Defensive Player of the Year award with Kennedy defensive back Deon Bynum. He added one receiving touchdown as a tight end.

#### Jeremiah Ross LB | Edison | Sr.

The hard-hitting senior totaled 155 tackles and a team-leading 71/2 sacks for the Chargers. An Alpha League first-team selection on defense, Ross recorded a season-high 16 tackles in a quarterfinal win at La Verne Bonita. He blocked a field goal against Clovis West.

#### **Breck Clemmer** TE / OLB | Corona del

Mar | Sr. The Sea Kings' leader

with 70 tackles, five tackles for a loss and 81/2 sacks, Clemmer earned first-team accolades in the Bravo League. He added an interception and a forced fumble. A contributor on both sides of the ball, Clemmer made 10 catches for 136 yards and two touchdowns.

#### **Adrian Ramirez** QB / CB | Los Amigos | Sr.

Ramirez played on both sides of the ball for the Lobos, and he might have spent all of those snaps manning the perimeter as a wide receiver and a corner back if not forced into action by an injury at the quarterback position. The senior was the next man up, keeping the offens afloat, especially as a rusher. Ramirez, who shared the Sigma League Most Valuable Player award with Calvary Chapel's Matt Peters, had four rushing touchdowns against Es-

tancia in a game that wound up deciding the league title.

#### **Chris Flores**

WR / TE / SS | Los Amigos

Another vital two-way player for the Lobos, Flores was named the Sigma League Defensive Player of the Year. His contributions included a pick-six against Nogales and another interception in a comeback win over Calvary Chapel that capped an undefeated regular season for Los Amigos.

#### **Charlie Hunt**

WR / SS | Laguna Beach |

Hunt was a do-it-all sort of player for the Breakers, amassing a team-leading 725 total yards in unconventional fashion. He produced 332 yards in kick returns and another 88 yards following his two interceptions on defense. Hunt, who shared the Foxtrot League Most Valuable Player award with Northwood's Joe Harper, added 33 catches for 294 yards and four touchdowns.

### **Carson Schmidt**

CB | Edison | Sr. A physical component of a defense that recorded two postseason shutouts, Schmidt made 88 tackles as a member of the secondary. That included 10 tackles on three occasions — against Yorba Linda, Palos Verdes and Granite Hills. The Alpha League first-team defense member reeled in two interceptions, the latter a forever memory coming in the second half of Edison's first state title as a

To see a list of our picks for Second Team defense and offense, visit dailypilot.

football program.

dailypilot@latimes.com Twitter: @TheDailyPilot

# TRIAL

to a pause in proceedings. He had been diagnosed with paranoid schizophre-

nia and bipolar disorder. In interviews with the Los Angeles Times, relatives described a 2020 episode involving a fight with a friend that led Smith to be

what's commonly known as a "5150 hold."

After almost two years of evaluation by mental health experts, the defendant was found fit to stand trial during a restoration of competency hearing on Dec. 18. His next scheduled court date is March

Michelle de Werd traveled to Orange County from the Santa Ynez Valley and, along with the victim's other older sister, Lisa Mammone, was present at Friday's hearing. They said many questions have gone unanswered in the two years since their brother's death.

Mammone's sisters described him as a caring soul who made it his life's work to help others. Hundreds attended a ceremony held in his honor on the grounds of the Festival of Arts and Pageant of the Masters in Laguna Beach.

'He was the baby of the family," de Werd told the Daily Pilot outside of the courtroom Friday morning. "... Michael would be here for us. We're gonna be here for him.'

Mammone's sisters said they were relieved to see the case move forward and by Johnson's decision to revoke Smith's bail.

"He would have taken care of that monster," de Werd said. "He was just a good guy. He didn't deserve this.'

Song declined to provide additional comment on the case to the Daily Pilot Friday.

eric.licas@latimes.com Twitter: @EricLicas

(HO-4) Subareas Applicant: City of Newport Beach David Salene, Secretary, Planning Commission, City of Newport Beach

Continued from page A1

involuntarily hospitalized

**MARKETPLA** To place an ad, go to http://timescommunityadvertising.com/

**Legal Notices** 

**Legal Notices** 

**Legal Notices** 



CITY OF NEWPORT BEACH



NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that on Thursday, January 23, 2025, at 6:00 p.m. or soon thereafter as the matter shall be heard, a public hearing will be conducted in the Council Chambers at 100 Civic Center Drive, Newport Beach. The Planning Commission of the City of Newport Beach will consider the following matter:

Housing Opportunity (HO) Overlay Zoning and Coastal Zoning District Amendments – An amendment to Table 2-16 of Section 20.28.050 [Housing Opportunity (HO) Overlay Zoning Districts] in Title 20 (Planning and Zoning) and pending Table 21.28-1 of Section 21.28.070 [Housing Opportunity (HO) Overlay Coastal Zoning Districts] in Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) to: (1) adjust the height limitations of certain properties within the <u>Newport Center Area (HO-4) Subarea</u> to accommodate residential development with the intended prescribed density range; and (2) to identify a certain number of units being allocated from the respective development limits for a select group of City-owned properties located within the <u>Airport Area Environs Area (HO-1) and Newport Center Area (HO-4)</u>
<u>Subareas</u>. The corresponding maps in Section 20.80.025 and pending Section 21.80.032 would also be compared a cognitive by

also be amended accordingly.

NOTICE IS HEREBY FURTHER GIVEN that all significant environmental concerns have been addressed in a previously certified Final Program Environmental Impact Report SCH No. 2023060699, that the City of Newport Beach intends to use said document for the above-noted amendments, and further that there are no additional reasonable alternatives or mitigation measures that should be considered in conjunction with said amendments. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or the City of Newport Beach website here: Housing Implementation Program FIR Program EIR.

All interested parties may appear and present testimony regarding this matter. If you challenge this matter in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. The Planning Commission's action will consist of a recommendation to the City Council, such that the Planning Commission's action is not the final public hearing on this matter. The matter may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at www.newportbeachca.gov/planningcommission. Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 5:00 p.m. on the business day immediately before the meeting. This allows time for the Planning Commission to adequately consider the submitted correspondence. For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208 or  $\underline{rung@newportbeachca.gov}$  at 100 Civic Center Drive, Newport Beach, CA 92660.

Activities: Zoning Code Amendment & Local Coastal Program Implementation Plan Amend General Plan/Coastal Land Use: Various Zone/Coastal Zone: Various Location: Airport Area Environs Area (HO-1) and Newport Center (HO-4) Subareas

Project File No.: PA2024-0205