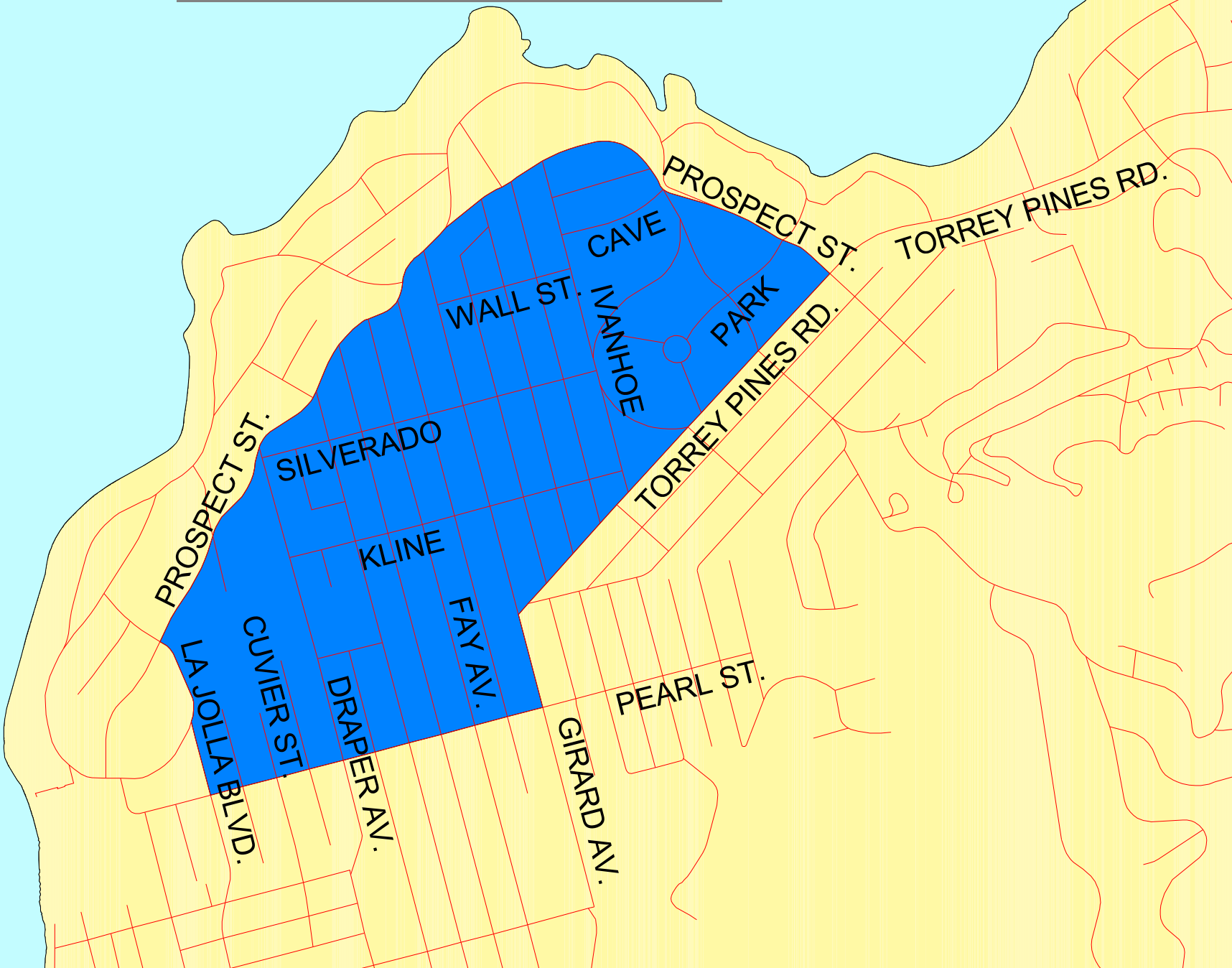DOWNTOWN LA JOLLA CONSTRUCTION MORATORIUM