

Formal Request for Status Update – City Citation (Case #952912) and Condition of Hot Tub

From 5550 Tenants' Association <5550Tenants@proton.me>

To Property - The Fifty Five Fifty<the5550@avenue5apt.com>, PM - The Fifty Five Fifty<pm.the5550@avenue5apt.com>, GSakamoto@briscoassociates.com, Taylor Dow<tdow@avenue5.com>, Tony Gallo<wgallo@avenue5.com>, briscoassociates<briscoassociates@briscoassociates.com>, Valerie Sparks<vsparks@briscoassociates.com>, nicolas.r.diaz@lacity.org

Date Monday, March 2nd, 2026 at 3:43 AM

Dear Management,

On behalf of the 5550 Tenants Association, we are requesting a formal written status update regarding the condition of the building's hot tub, which was cited by the City of Los Angeles Housing Department in Case #952912.

As reflected in the City's Notice and Order to Comply dated September 22, 2025, and subsequent inspection documentation, the property was cited for:

“COMMON – REPAIR DAMAGED PLASTER IN HOT TUB IN APPROVED MANNER”

The re-inspection on November 3, 2025 again reflects this violation.

Residents continue to observe visible plaster failure, exposed material, and rust staining within the hot tub basin (see attached photograph).

In light of the prior City citations and the ongoing visible deterioration, please provide written responses to the following:

1. Repair Status

- Has the cited plaster damage in the hot tub been fully repaired in an approved manner?
- If so, please provide:
 - Date(s) repairs were completed
 - Scope of work performed
 - Name of contractor
 - Copies of any permits or inspection sign-offs
- If not repaired, please state:
 - When repairs are scheduled
 - Expected completion date

- Interim safety measures in place
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2. Compliance Status

- Has the City formally cleared Case #952912 with respect to the hot tub plaster violation?
 - If so, please provide documentation of compliance verification.
 - If not, what is the current compliance status?
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3. Safety of Rust and Exposed Material

- Is the visible rust and deteriorated plaster safe for resident contact?
 - Has management obtained any written professional opinion regarding health, sanitation, or structural risks associated with the condition?
 - If so, please identify the consultant and date of evaluation.
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4. Duration of Condition

- When was management first aware of the plaster deterioration?
 - How long has the visible rust and exposed substrate been present?
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5. Resurfacing Announcement

Residents previously received a building-wide communication referencing resurfacing of the hot tub.

- What resurfacing work was announced?
 - When was it scheduled?
 - Was it completed?
 - If not completed, why not?
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6. Closure Period

Management informed residents in Fall 2025 that the hot tub was closed for several weeks due to equipment failure.

Please provide:

- Exact dates during which the hot tub was fully closed.
 - Whether the closure related in any way to the cited plaster damage.
 - Whether any plaster or structural repair work was performed during that closure period.
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Given that the hot tub is a marketed building amenity and that residents pay rent in reliance upon representations regarding available facilities, clarity regarding safety, compliance, and maintenance practices is necessary.

We request a written response within seven (7) days.

Thank you for your prompt attention to this matter.

Sincerely,
5550 Tenants Association
5550Tenants.com

Sent with [Proton Mail](#) secure email.

1.84 MB 2 files attached

rusty hot tub pic.webp 69.76 KB

NTC CASE #952912.pdf 1.77 MB