

County of Santa Clara

Department of Environmental Health

Consumer Protection Division

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 www.ehinfo.org



OFFICIAL INSPECTION REPORT

Facility FA0274569 - THE TEA ZONE AND FRUIT BAR		Site Address 980 S WINCHESTER BL 20, SAN JOSE, CA 95128	Inspection Date 04/01/2026
Program PR0415169 - FOOD PREP / FOOD SVC OP 0-5 EMPLOYEES RC 1 - FP09		Owner Name HONG VAN T NGUYEN	Inspection Time 14:15 - 16:00
Inspected By MINDY NGUYEN	Inspection Type LIMITED INSPECTION	Consent By JODY	

Placard Color & Score

GREEN
N/A

Comments and Observations

Major Violations

No major violations were observed during this inspection.

Minor Violations

K45 - 2 Points - Floor, walls, ceilings: not built, not maintained, not clean; 114143(d), 114266, 114268, 114268.1, 114271, 114272

Inspector Observations: Observed lack of approved cove base flooring in the restroom and dry storage room.

[CA] Install approved cove base flooring. Comply by 10/1/2027.

Note: If only unopened, prepackaged food is stored in the dry storage room, then no cove base is required.

Performance-Based Inspection Questions

All responses to PBI questions were satisfactory.

Measured Observations

Item	Location	Measurement	Comments
WARM WATER	HANDSINK, RESTROOM	100.00 Fahrenheit	
AMBIENT TEMPERATURE OF REFRIGERATOR	REFRIGERATOR	41.00 Fahrenheit	
HOT WATER	3-COMPARTMENT SINK	120.00 Fahrenheit	

Overall Comments:

Note: this facility is already undergoing the plan check process (SR0883940) for the espresso machine and countertop oven; a prefinal is scheduled for next week. Today's inspection was intended to issue a permit in the meantime based on a limited menu until the other equipment is finalized.

OWNERSHIP CHANGE INFORMATION

NEW FACILITY NAME: TOJO COFFEE TEA HOUSE

NEW OWNER: TOJO VENTURES LLC

The applicant has completed the facility evaluation application process for an Environmental Health Permit.

The permit category for this facility is FP09. An invoice for the permit fee in the amount of \$664.00 will be mailed to the billing address on the application. Payment must be submitted within 10 days of receipt of the invoice. The owner is responsible for contacting our department if an invoice is not received and remit payment within 30 days.

The Environmental Health Permit will be effective: 5/1/26 - 4/30/27. This report serves as a temporary permit. However, the permit will be deemed invalid if the permit fee is not paid in full within 30 days from the date of this report. Okay to Operate.

An official permit will be mailed to the address on file and shall be posted in public view upon receipt.

***Structural Review inspection conducted on 4/1/26**

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***Permit condition:**

- 1) The CARNIVAL WAFFLE MAKER and DUXTOP INDUCTION COOKER are conditionally approved (pre-existing). If any ventilation issues arise, the facility will be required to submit plans and/or install a ventilation hood.
- 2) The rear warewashing area lacked a designated handsink. If handwashing violations are observed in the future, the facility may be required to install a handsink in the warewashing area.

***Obtain food safety manager certificate within 60 days. All other food employees must have valid food handler cards within 30 days from hire date.**

Consulted M. Kozemi regarding waffle maker and induction cooker. Per PIC, waffle maker and induction cooker were pre-existing from the previous owner. No evidence of heat/grease damage was observed on the walls etc. around it.

When required to determine compliance, a single reinspection will be conducted without additional charge. If subsequent reinspections are required, an hourly fee (minimum one hour) at the current rate approved by the Board of Supervisors will be assessed for each and every reinspection until the necessary changes or corrections are made. Unless otherwise noted by the inspector, all violations are to be corrected no later than **4/15/2026**. Any major change in menu or any change in ownership must have prior approval by this Department. This may require structural and/or equipment changes or remodeling to accommodate new operations.

Legend:

[CA]	Corrective Action
[COS]	Corrected on Site
[N]	Needs Improvement
[NA]	Not Applicable
[NO]	Not Observed
[PBI]	Performance-based Inspection
[PHF]	Potentially Hazardous Food
[PIC]	Person in Charge
[PPM]	Part per Million
[S]	Satisfactory
[SA]	Suitable Alternative
[TPHC]	Time as a Public Health Control



Received By: Jody Ngo
Owner
Signed On: April 01, 2026