



CHAPMAN ESTATE

PISMO BEACH, CALIFORNIA



The Chapman Estate, a glorious gem on the Central Coast, is available for private event bookings through the Chapman Estate Foundation and the City of Pismo Beach. Events at the Estate are restricted by the provisions of a Conditional Use Permit that ensures sensitivity to neighboring residents of the Estate. Therefore, small intimate gatherings are best suited for the property.

A limited number of private events are authorized by the City and by the provisions of the Conditional Use Permit each year. Multiple outside venue areas are available on the Estate property, including the garden koi pond area, the begonia house, and the front lawn areas. Events in these outdoor venues may be scheduled between April and October each year. These areas can host up to 50 guests in beautiful blufftop, garden settings with the unique backdrop of the Estate's iconic windmill.

Events may be held between 11:00 am and 8:00 pm, with early access to the property for set up between 9:00 and 11:00 am. And tear down and clean-up completed no later than 8:30 pm. Accommodations can be made for rental delivery and set-up and tear-down before and after the event day in some cases.

The Estate has very limited availability for groups of over 50, which require a City Special Use Permit and offsite parking and shuttle arrangements.

The Estate dining room is also available for private catered dinners. Events within the house may be scheduled year-round.

Please refer to the Pricing Schedule for the rates for each of these venue options. Discounted fees are offered to Pismo Beach residents. General Liability Insurance is required for all bookings in addition to the venue fee, as well as a cleaning deposit. Catering, decorations, and event planning costs are paid directly by the reserving party to their selected vendors. Vendors must be licensed and insured and hold a Pismo Beach business license.



Music

Only live music is permitted at the Chapman Estate for private events. Any amplification is required to face the ocean to avoid any noise disturbances for the neighborhood. The City's sound ordinance limits amplification to 50 dBA. DJs with amplified music and light displays are not permitted at the Estate.

Use of Electricity

Use of electricity is available from multiple sources on the Estate and should be sufficient for most private event uses. Fees for use of electricity may apply to events of over 50. Reference the provisions of your Special Event Permit.

Only 110 volt electricity is available, and organizers are expected to supply their own 12 gage commercial grade cords. Generators are not allowed on the property.

Restrooms

The Estate has two accessible restrooms available for private event use.

Service Work Room

A "butler's pantry" staging room is available for use as a prep area for in-house dinners and may be reserved for access for outdoor events as well, if a caterer staging room is needed. An additional use fee may apply. This room includes a sink and refrigerator. There is no stove and no cooking is allowed inside.

Barbecue

The Estate has a BBQ that may be reserved for use. Additional fees may apply.



PRIVATE EVENTS

GUIDELINES FOR PRIVATE EVENTS WITH ALCOHOL

Private events that have a pre-determined guest list and will be serving beer and wine at a hosted bar do not need to obtain an ABC License and a Pismo Beach Police Department Alcohol Use Application.

Alcohol shall be limited to beer and wine. All alcoholic beverages shall be served only by a caterer or bartender licensed to serve beer and wine, and such beverages shall be consumed only during the time frame of the event as stated in this Agreement.

The serving of alcohol to anyone who the City and/or the caterer or bartender (in their sole discretion) determines is intoxicated, or who is under the age of twenty-one (21) is not permitted.

An alcohol form must be filed with the Pismo Beach Police Department. The Client understands and agrees to abide by this requirement and to comply with the laws of the state of California governing service of alcoholic beverages.

No self-service of alcohol of any type is allowed. Consumption of alcohol not furnished by the caterer or bartender is not allowed under any circumstances.

All alcohol service shall cease not later than one hour prior to the end of the event.

FAQ's

Is the use of a specific caterer required by the City of Pismo Beach?

No, but all vendors need to be able to provide insurance. They also must possess a City of Pismo Beach Special Event Business License.

Can I have a DJ or live band at my wedding?

Only live music is permitted at the Estate; however, for all music on the Estate, speakers will need to be pointed toward the ocean to minimize noise disturbance to the neighborhood.

Can I set up a portable dance floor on the Chapman Estate grounds?

Yes, but they cannot be placed on the lawn to avoid damage. Dance floors are allowed on cemented areas.

Can I hang extra lighting on the grounds for my event? Are candles allowed for centerpieces?

No flammable lighting is allowed. If you are interested in additional lights, they must be cleared by City personnel to avoid damage to any structures or other parts of the Estate. Please be sure to get prior approval to avoid partial deposit withholding.

Does the Chapman Estate provide tables and chairs or rental items?

You may rent our 10 round tables and 70 folded chairs for an additional \$~~XXX~~. Set up and break down of all event rentals is your responsibility.

Can I use my own vendors?

All vendors can be selected by the client as long as they follow the City's Vendor requirements of obtaining a Special Event Business License and providing insurance.

Are there restrooms on-site or do we need to bring them in?

There are currently two ~~XXXXXX~~ restrooms on site, although you may rent luxury portable restrooms on a trailer and have them delivered for your event.

What are the parking accommodations?

Parking for Chapman Estate is limited to street parking only. Please encourage your guests to carpool as much as possible to limit the impact to the neighborhood. Please notify all guests and vendors that they are to park on the west side of Ocean Blvd.

FAQ's

Do I need a wedding coordinator?

No, although one is preferred it is not required.

Is there an additional fee for hosting both wedding ceremony and reception at the Estate?

There is not an additional fee if both events are within the same day. If you would like to reserve the Estate for multiple days, that can be discussed with staff at time of submitting your application.

What is the cancellation policy? What if it rains?

Severe weather may postpone or cancel a private event. There is no fee for cancellations before 60 days out of the event and before the 50% non-refundable deposit has been made. After that point, refunds are not available, but we can reschedule to another available date for no additional fees.

Can I drop off rentals and other items before the event date?

We will do our best to accommodate delivery and pick up times for rentals before and after your event. Please discuss with CVB staff ahead of time to schedule delivery and pick up times, however we do not have a storage area to keep decorations and other items stored safely for events.

Do you have a list of preferred vendors?

If you need assistance with finding vendors we would more than happy to assist with a list of local recommendations.

Is there a kitchen available to caterers?

At this time there is no onsite kitchen. Although food prepared offsite is preferred, if your caterer is wanting to cook onsite, they will need to notify CVB staff and we will put them in touch with a CAL FIRE representative to verify safety measures.

Can I bring my own alcohol?

If it is a no host bar where guests are paying for drinks, a licensed caterer or bartending company will need to supply and serve the beverages, this includes beer and wine as liquor is not permitted on the Estate.

What do I do with trash after the event?

Caterers are required to carry out their own trash as part of their service for your event.

FAQ's

Are there any photography or videography restrictions?

Photographers and videographers are asked to remain in the same areas as guests, except when they are able to use more of the grounds to photograph the Bride and Groom. We ask that no one photographs through the windows of the house at any time.

Where do vendors unload and park?

Vendors may unload directly in front of the estate and park offsite as there is no parking on the grounds. If you have rented portable restrooms they may have access to pull in on the south side of the estate to unload, but must move the vehicle off the property once complete.

Are overnight accommodations available?

As of this time there are no overnight accommodations. Pismo Beach has wonderful hotels and resorts within a short distance to the estate.

Where do guests park and how many spaces are available?

If the event is under 49 people you are able to park in the residing neighborhood although we ask guests to carpool or utilize ride-share companies to minimize the traffic in the impacted area.

Disclosure of conditions

Please be aware that the Estate is made up of structures and improvements that were originally constructed for private residential use, many of which are over or almost 100 years old. Although many accessibility improvements have been made, including accessible restrooms, walkways and ramps, there are areas of the property that have uneven walking surfaces. Stable walking shoes are recommended and care taken when walking through the property. It is up to the party reserving the Estate to evaluate the various available siting locations on the property to assess and determine the suitability of the selected location(s) for their particular guests and function. A written agreement that includes a hold harmless indemnity provision will be required in conjunction with all private event reservations.

FEE SCHEDULE FOR ENTRANCE AND PRIVATE EVENTS AT THE CHAPMAN ESTATE

Venue only

		THROUGH JUNE 30, 2025	July 1, 2025
Open Gates Entrance	Per Visit /Per Person	\$ 5.00	\$ 5.00
Open Gates Season Pass	Per Person (Individual)	\$ 25.00	\$ 26.00
Open Gates Family Pass	Up to 4	\$ 50.00	\$ 53.00
Docent Tour-Garden	Per Person	\$ 5.00	\$ 5.00
Docent Tour-House	Per Person	\$ 25.00	\$ 25.00
Docent Tour Garden & House	Per Person	\$ 30.00	\$ 30.00
Private Outdoor 25 People - Residents	Per Event (max 3.5 hrs)	\$ 582.00	\$ 617.00
Private Outdoor 25 People – Non-residents	Per Event (max 3.5 hrs)	\$ 1,749.00	\$1,855.00
Private Outdoor up to 50 People Residents	Per Event (max 3.5 hrs)	\$ 972.00	\$1,031.00
Private Outdoor up to 50 People Non-Residents	Per Event (max 3.5 hrs)	\$2,915.00	\$3,093.00
Private Dinner-Refectory-Residents	Per Event Up to 14 guests (max 3.5 hours)	\$3,402.00	\$3,600.00
Private Dinner-Refectory-Non-Residents	Per Event Up to 14 guests (max 3.5 hours)	\$8,162.00	\$8,659.00
Photo Shoot	1 hour	\$ 150.00	\$ 150.00
Cleaning Fee (non-refundable for inside events)	Per Private event	\$ 422.00	\$ 447.00
Use of Outdoor tables & Chairs	Per Private event	\$ 118.00	\$ 125.00
Use of Estate Table Settings	Per Private Dinner	\$ 350.00	\$ 350.00

*For all Private Events, reserving parties must also sign a contract with a hold harmless provision and obtain and pay for general liability insurance that meets City requirements, and pay their caterers, servers, bartenders, and planners directly, as well as pay for any outside rental of furniture and equipment, music, and all other costs associated with their event. Must provide a guest list and payment ahead of event and have licensed servers for any beer and wine served.