

# **CALARTS** OFF-CAMPUS HOUSING GUIDE

## TABLE OF CONTENTS

Disclaimer	2
Welcome to off-campus living in Santa Clarita	3
Contact information	3
Finding a place to call home	4
Signing a lease and your rights	5
Tenants' rights and renter's education	5
International Students	6
Renter's insurance	6
For parents/guardians	6
Santa Clarita	8
Storage and moving companies	9
Santa Clarita visitor guide websites	9
Shopping and entertainment	9
Useful phone numbers and websites	9
Off-campus housing options	10
Commuting	13
Map of Santa Clarita	14
Map of Los Angeles	15

## DISCLAIMER

**Listings appearing in this guide are not endorsed or guaranteed by California Institute of the Arts. You are solely responsible for your choice of landlord and rental unit.**

The listings in this guide are provided as a convenience to CalArts students, faculty, and staff. CalArts requires that landlords report information accurately and fairly; however, the Institute is unable to verify the accuracy of information contained in listings.

The Institute cannot and does not vouch for the fairness or accuracy of information posted on third parties sites. If a property is listed in this guide, it does not mean the Institute endorses or approves the landlord, its properties, or business practices. It also is not a guarantee by the Institute that the property complies with building, safety, or fire codes, or that it is clean, safe, or otherwise suitable for your use.

Before signing a lease, you are responsible to learn about the property, landlord, and the landlord's property manager. You are also responsible for understanding your rights and responsibilities as a tenant. The Institute is not responsible for any problems that may occur with your rental unit or any disputes that may arise between you and your landlord. All prospective tenants are encouraged to exercise common sense and good judgment when evaluating prospective rental units and landlords.

## WELCOME TO OFF-CAMPUS LIVING IN SANTA CLARITA

CalArts Residence Life wants you to have the best living experience while being a CalArts student. Living off-campus is a new experience for most college students. This collection of information is intended to assist you with all the resources needed for living off-campus.

While living off-campus is exciting, it comes with added responsibilities that are new to most college students, such as:

- Signing a lease and having a landlord
- Paying rent monthly and in a timely manner
- Turning on utilities for the first time
- Cleaning
- Grocery shopping
- Creating and adhering to a financial budget
- Coordinating schedules with other roommates

Living close to campus has many benefits: Avoiding free-way traffic (a short commute for late night and early morning studies), and the ability to be close to campus life. Santa Clarita Valley offers a suburban lifestyle: A Mediterranean climate with close proximity to the ocean, mountains, desert, and everything Los Angeles has to offer.

## CONTACT INFORMATION

This guide has been designed with the student in mind. We wanted to provide as many off-campus living resources to simplify the process of finding a place to call home, setting up utilities, helpful phone numbers, and online links to renter's legal rights. There are also apartment complex brochures in the Off-Campus Residence Life Office to review. Please contact the Residence Life Offices at 661-291-3418 or [residencelife@calarts.edu](mailto:residencelife@calarts.edu) if you have any questions or need any additional information.

## FINDING A PLACE TO CALL HOME

Don't get stuck in a place that you cannot afford. Determine what your monthly rent budget is and find rentals based on your budget. It is generally a good rule to not spend more than 30% of your take-home pay on rent, utilities, internet, and cable.

In regards to utilities, most apartment complexes include trash pick-up and water services with the cost of rent. Utilities such as electricity, gas, and cable are paid individually per unit. One of the tenants will need to start service which can involve a credit check, and sometimes a start-up fee is required. Each utility has their own start-up guidelines so it is best to contact them directly since you will want these services on before you move in. If you are moving into a room in a house, you will need to pay your share of these utilities, though all utilities are sometimes included in the rent cost. Always ask what utilities are included in your rent cost, regardless if you rent an apartment unit or a room in a home.

Most apartments do not come with refrigerators, but do come with a stove. Most apartments are not furnished, but some do offer a furnished option with a higher rent cost. When renting a room in a house, most often rooms are furnished. Also, renting a room in a house typically gives you full access to the kitchen and laundry rooms.

It is best to begin your search for off-campus housing before you are ready to move in. Availability and rent costs change on a daily basis so it is best to begin your search in advance. Decide whether you want to live on your own or with roommates. If you want to live with roommates, be sure to choose people who have similar living habits as you.

Once you know your budget, begin actively searching by calling properties and setting appointments to view the property. Once viewing the properties, inspect *everything*. Turn on faucets and gauge how long it takes to heat the water, make sure light switches are all working, inspect the locks on the doors and windows, check electrical outlets with your phone charger, and check that fire detectors are in strategically placed locations and in working order. If the



complex has a laundry facility, inspect it to make sure it is conveniently located and you feel safe.

To avoid potential roommate issues, it is recommended that you cover all housing issues with your roommate before you move in together.

When looking for a place, be realistic and keep in mind that you are probably not going to find a palace. Bring someone with you when you look at properties so they can provide a different view. Compare rent rates and locations based on your level of importance in features such as close to campus, length of lease, furnished, and complex amenities such as a swimming pool and fitness center.

It is important to make appointments to view the property and drive around the surrounding neighborhood. Look for places you need to go such as the grocery store or gasoline stations. Try to choose a property central to these locations. Since this will be your home, it must have everything you need. Do not choose a location based on your friends' needs—choose a location based on the budget and needs of all roommates. The website RealEstate/FindLaw has a thorough roommate agreement and can be found online at:

[realestate.findlaw.com/landlord-tenant-law/landlord-tenant-overview-and-roommate-agreements.html](https://www.realestate.findlaw.com/landlord-tenant-law/landlord-tenant-overview-and-roommate-agreements.html)

## SIGNING A LEASE AND YOUR RIGHTS

It is a big responsibility to sign a lease, which protects rights as a tenant and landlord and duties to each other. The lease is a written agreement which outlines details for the tenants, such as rent due date and what happens in the event of property damage, and details for the landlord such as move-out date, tenant's privacy rights, and how quickly a reported problem is corrected. When signing a lease, it is important that you receive a copy after signing the document. It is your right as a tenant to have a copy of the lease you signed so that the document can be referred back to if any issues arise.

The lease agreement is different when renting an entire apartment unit or home rather than a room in someone's home. The type of lease for an entire apartment unit would be signed by all who reside in the dwelling. An individual lease is used when a single tenant rents a room in a home or apartment. With any written agreement, read everything and ask questions if anything needs to be clarified. You have the right to consult with an attorney with the lease document and any legal questions that you might have.

## TENANTS' RIGHTS AND RENTER'S EDUCATION

The California Department of Consumer Affairs is a great resource of legal rights and rules for the tenant and landlord. Please visit the California Department of Consumer Affairs website at:

<https://www.courts.ca.gov/documents/California-Tenants-Guide.pdf>

Both tenants and landlords have protected legal rights. Tenants' rights include: when rent is due, how to handle property damage, moving out, and security deposits. Landlords' rights include: accessing the rental property, respecting tenants' privacy, and how quickly repairs should be made. Rights can be found at the California Housing and Urban Development website at:

[portal.hud.gov/hudportal/HUD?src=/states/california](https://portal.hud.gov/hudportal/HUD?src=/states/california)

## INTERNATIONAL STUDENTS

The Office of International Student and Programs provides a multitude of services for CalArts' international students. They can assist with obtaining a driver's license, opening a bank account, and getting a social security number. Some of these items are required to have when renting an apartment. Although living off-campus offers more options, it also takes more effort to find a place. The resources in this guide can be used by all students. If you decide to contact apartment units, it is best to let them know you are an international student so they can advise of what information they will need.

## RENTER'S INSURANCE

It is a good idea to obtain renter's insurance to protect your personal property. It is recommended to purchase renter's insurance which protects your property against fire or theft. Renter's insurance usually only protects the policyholder and not roommates' personal property. In order for all roommates to be protected, all residents of the dwelling should purchase a renters policy. CalArts has two companies that the campus works with directly.

## FOR PARENTS/GUARDIANS

Incoming students are often asked to make calculated decisions that will have lasting implications for the rest of their lives—a huge responsibility for any young person. On the other hand, parents are often placed in a position of beginning the process of relinquishing their decision-making responsibilities for their sons and daughters—a huge undertaking for them.

Students might still need some assistance from their parents, such as being a co-signer for an apartment, paying rent on time, or roommate conflicts. Rather than trying to control or manage, be a coach and team player for your student. It is best to foster discussion and encourage decision making. Parents can teach students that academic learning and emotional growth is the purpose of college. Families contribute to the success of the student by knowing the campus resources, supporting the Institute's goal for student learning outcomes, knowing when to empower the student to take responsibility, and when to step in with appropriate support.



## SANTA CLARITA

Welcome to Santa Clarita, Calif., home of California Institute of the Arts, affectionately known as CalArts. CalArts is located approximately 30 miles north of downtown, Los Angeles. The Santa Clarita Valley consists of five communities: Valencia, Newhall, Canyon Country, Castaic, and Saugus. Stevenson Ranch, located adjacent to Valencia, is a township of the Santa Clarita Valley. The entire Santa Clarita Valley is expanding rapidly, both in industry and population; therefore, affordable housing is at a premium.

**VALENCIA** is a planned community in which CalArts is located. This community consists of single-family homes, condominiums, and newer apartments.

**NEWHALL** is the oldest section, located approximately two miles southeast of Valencia. Housing consists of a variety of small single-family homes, small guest houses, older apartment buildings, and some newer condominiums. This is a popular area for students to find off-campus housing.

**CANYON COUNTRY** is located approximately eight miles east of campus. It also offers a mixture of new and older homes, condominiums, and apartments for rent.

**CASTAIC** is located approximately 10 miles north of Valencia. This area has a limited number of apartment buildings. Some trailer homes may be available for rent.

**SAUGUS** offers the same housing options as Canyon Country. It is approximately five miles north east of CalArts.

**STEVENSON RANCH** is located directly west (approximately two miles) of CalArts, just across the 5 Freeway. It is a newer community that includes some apartments and condominiums. The area consists mostly of single-family homes. Rents are higher in Stevenson Ranch than in other areas.

**VAL VERDE** is another popular area for off-campus housing. Students interested in a quiet, rural community will find small houses for rent. Val Verde is approximately 10 miles northwest of CalArts off Highway 126.

If you choose to live outside the local area, an automobile or motorcycle for freeway travel is necessary. Our community does not have convenient 24-hour public transportation that serves the San Fernando Valley and Greater Los Angeles area.

Popular neighborhoods outside local area:

- Burbank
- Glendale
- Downtown Los Angeles
- West Hollywood
- Eagle Rock
- Highland Park
- Echo Park
- Silverlake
- West LA
- San Fernando Valley

Rental Apps for Los Angeles Include

- [Apartments.com](https://www.apartments.com)
- [Apartment List](#)
- [Trulia](https://www.trulia.com)
- [Zillow](https://www.zillow.com)

We also suggest to follow the Facebook page called CalArts Exchange, where other students will post if they are looking for a roommate or have a room/space to rent.

[facebook.com/groups/165992590219832/](https://www.facebook.com/groups/165992590219832/)



## STORAGE AND MOVING COMPANIES IN SANTA CLARITA

### Camelot Moving & Storage

661-255-3112 and 1-800-499-3112

### Storage Center of Valencia

661-263-1999

### EZ Access Self Storage

661-255-2800

### Affordable Quality Moving & Storage

661-254-7823 and 888-508-9088

### Matthew's Moving & Storage

661-284-6350

## SHOPPING AND ENTERTAINMENT

### **Westfield Town Center**

Westfield Valencia Town Center, offering a two-story indoor shopping facility as well as two high-end outdoor shopping districts, serves as Santa Clarita's premier lifestyle destination. Experience the finest in shopping and dining, as well as a year-round calendar of special events.

### **Old Town Newhall**

Old Town Newhall boasts historic Western charm, points of interest, unique boutique shopping, and a pedestrian-friendly Main Street with sidewalks of fame, commemorating western movie, television, and music stars.

### **Valencia Marketplace**

Valencia Marketplace spans nearly a mile parallel to and just west of Interstate 5 on The Old Road between McBean Parkway and Lyons Avenue in Valencia. It features some of the most popular brand name stores. The Marketplace is approximately 0.6 miles from the CalArts campus.

## SANTA CLARITA VISITOR GUIDE WEBSITES

### Santa Clarita Guide

### Santa Clarita Visitor Guide (e-pamphlet)

## USEFUL PHONE NUMBERS AND WEBSITES

### UTILITIES

#### Southern California Edison (Electric)

800-684-8123

#### Gas Company

800-427-2200

#### Time Warner Cable (TV and Internet)

888-892-2253

#### AT&T (TV, Internet, Telephone)

800-222-0300

### MEDICAL CENTERS

#### Henry Mayo Hospital

661-253-8000

#### Facey Medical Group

661-481-2400

#### Kaiser Permanente

888-778-5000

### AIRPORTS

#### Los Angeles International Airport (LAX)

310-646-5252

#### Hollywood Burbank Airport

818-840-8840

#### Ontario International Airport

909-937-2700

#### John Wayne–Orange County Airport

949-252-5200

### CALARTS

#### On-Campus Housing

661-253-7897

#### Off-Campus Housing

661-291-3418

## TRANSPORTATION

### Santa Clarita Public Transportation

661-294-1287

### Local Schedule (within Santa Clarita)

### Commuter Schedule (outside of Santa Clarita)

### Yellow Star Taxi

661-288-7800

### Metro

323-466-3876

### Van Nuys FlyAway Shuttle

818-994-5554

## RIDESHARE APPS

### Uber

### Lyft

## OFF-CAMPUS HOUSING OPTIONS

If you have any questions about rates and availability, please contact the individual complexes listed below directly. The inclusion of any apartment does not represent an endorsement of services or facilities, nor does it guarantee vacancies. The Institute has not inspected or approved of the facilities listed, and therefore does not accept responsibility for the listings.

Below are apartments listed are located in Santa Clarita and the greater Los Angeles area. Like the Student Housing Office, apartment property managers receive an overwhelming number of applicants prior to the start of a semester. Space is limited; therefore, it is well advised that you contact these entities for more specific information and apply as early as possible.

**PLEASE NOTE:** Rates are subject to change without notice. The below information is provided only as general information; **CalArts does not inspect these facilities and is not making any specific recommendations or endorsements in their regard.** Prior to signing a lease, be sure to read it carefully and inquire about any part that is unclear.

### APARTMENTS IN THE SANTA CLARITA AREA

**LOCATION:** Valencia

**NAME:** Home

**DISTANCE FROM CALARTS:** 0.9 miles

**PRICE:** \$850–\$1,500/month

**ROOMS:** Single rooms in home

**AMENITIES:** Lightly furnished single rooms in home, pool, AC/heat, rent, includes utilities

**CONTACT:** Carla Francomf, [escribimeunacartita@yahoo.com](mailto:escribimeunacartita@yahoo.com), 818-647-2988

**LINK:** <https://escribimeunacartit.wixsite.com/yuccavalleyrd>

**LOCATION:** Stevenson Ranch

**NAME:** PARC Chateaux Apartments

**DISTANCE FROM CALARTS:** 1.2 miles

**PRICE:** \$2,090–\$2,707/month

**ROOMS:** 1–3 bedroom

**AMENITIES:** 24-hour fitness center, pets allowed, resort style pool, AC/heat, parking, in-home washer & dryer

**CONTACT:** 877-744-9805

**LINK:** <https://www.parcchateaux.com/>

**LOCATION:** Stevenson Ranch

**NAME:** IMT Stevenson Ranch

**DISTANCE FROM CALARTS:** 1.6 miles

**PRICE:** \$1,675–\$2,855

**ROOMS:** 1–2 bedroom

**AMENITIES:** Fully equipped kitchen, in-home washer & dryer, cable or satellite TV available, AC/heat, pool, 24-hour emergency maintenance, pets allowed

**CONTACT:** 661-593-5899

**LINK:** <https://www.imtresidential.com/imtstevensonranch/>



**LOCATION:** Valencia  
**NAME:** Northglen Apartments  
**DISTANCE FROM CALARTS:** 2.6 miles  
**PRICE:** Starting at \$2,120  
**ROOMS:** 1–2 bedroom  
**AMENITIES:** Pet friendly, pool, fully equipped kitchen, smoke free, parking, fitness center, in-home washer & dryer, AC/heat  
**CONTACT:** 661-425-9951  
**LINK:** <https://www.equityapartments.com/los-angeles/valencia/northglen-apartments>

**LOCATION:** Valencia  
**NAME:** StoneCreek Apartments  
**DISTANCE FROM CALARTS:** 1.4 miles  
**PRICE:** Starting at \$1,855  
**ROOMS:** 1–3 bedroom  
**AMENITIES:** Pool, spa, fitness center, parking, 24-hour emergency maintenance, in-home washer/dryer, AC/heat, pets allowed  
**CONTACT:** 877-873-2383  
**LINK:** <http://www.stonecreekapthomes.info/>

**LOCATION:** Santa Clarita  
**NAME:** The Village  
**DISTANCE FROM CALARTS:** 4.4 miles  
**PRICE:** Starting at \$1,820  
**ROOMS:** 2-3 bedroom  
**AMENITIES:** AC/heat, parking, in-home washer & dryer, pool  
**CONTACT:** 866-346-3635  
**LINK:** <http://www.thevillageapartmenthomes.com/>

**LOCATION:** Valencia  
**NAME:** Skycrest Apartment  
**DISTANCE FROM CALARTS:** 4.4 miles  
**PRICE:** \$1,870–2,470, shared starting at \$1,213  
**ROOMS:** 1–2 bedroom  
**AMENITIES:** AC/heat, private parking, in-home washer & dryer, smoke-free, pets allowed  
**CONTACT:** 661-425-9658  
**LINK:** <http://www.equityapartments.com/california/los-angeles-apartments/valencia/skycrest-apartments.aspx>

**LOCATION:** Santa Clarita  
**NAME:** Canyon Ridge  
**DISTANCE FROM CALARTS:** 4.6 miles  
**PRICE:** \$1,700–\$3,040  
**ROOMS:** 1–2 bedroom  
**AMENITIES:** Parking, pool/spa, fitness center, laundry facilities, tennis court, AC/heater, pets allowed  
**CONTACT:** 833-667-8547  
**LINK:** <http://www.canyonridgesantaclarita.com/>

**LOCATION:** Newhall  
**NAME:** Newhall Crossings  
**DISTANCE FROM CALARTS:** 3.1 miles  
**PRICE:** \$2,595–\$3,500  
**ROOMS:** 1–3 bedroom  
**CONTACT:** 661-490-3999  
**LINK:** <https://www.newhallcrossings.com/virtualtour>

## HOTELS

**LOCATION:** Santa Clarita

**NAME:** Hyatt Regency

**PRICE:** \$150

**AMENITIES:** Free internet, swimming pool, pets allowed

**CONTACT:** 661-799-1234

**LINK:** [Hyatt Valencia](#)

**LOCATION:** Santa Clarita

**NAME:** Hilton Garden Inn

**PRICE:** \$119

**AMENITIES:** Free internet, swimming pool, pets allowed, fitness center

**CONTACT:** 661-254-8800

**LINK:** [Hilton Garden Inn](#)

**LOCATION:** Valencia

**NAME:** Embassy Suites

**PRICE:** \$169

**AMENITIES:** Free internet, swimming pool, pets allowed

**CONTACT:** 661-257-3111

**LINK:** [Embassy Suites Valencia](#)

**LOCATION:** Santa Clarita

**NAME:** Fairfield by Marriott

**PRICE:** \$144

**AMENITIES:** Complimentary hot breakfast, free parking, free Wi-Fi, pets allowed

**CONTACT:** 661-290-2828

**LINK:** [Fairfield Santa Clarita](#)

**LOCATION:** Santa Clarita

**NAME:** Residence Inn

**PRICE:** \$164

**AMENITIES:** Complimentary hot breakfast, free parking, free Wi-Fi, fitness center

**CONTACT:** 661-290-2800

**LINK:** [Residence Inn Valencia](#)

**LOCATION:** Valencia

**NAME:** Courtyard by Marriott

**PRICE:** \$169

**AMENITIES:** Bistro serving breakfast and dinner, free parking, free Wi-Fi, fitness center

**CONTACT:** 661-257-3220

**LINK:** [Courtyard Valencia](#)

**LOCATION:** Santa Clarita

**NAME:** Hampton by Hilton

**PRICE:** \$129

**AMENITIES:** Complimentary hot breakfast, free parking, free Wi-Fi, fitness center

**CONTACT:** 661-253-2400

**LINK:** [Hampton Santa Clarita](#)

## COMMUTING

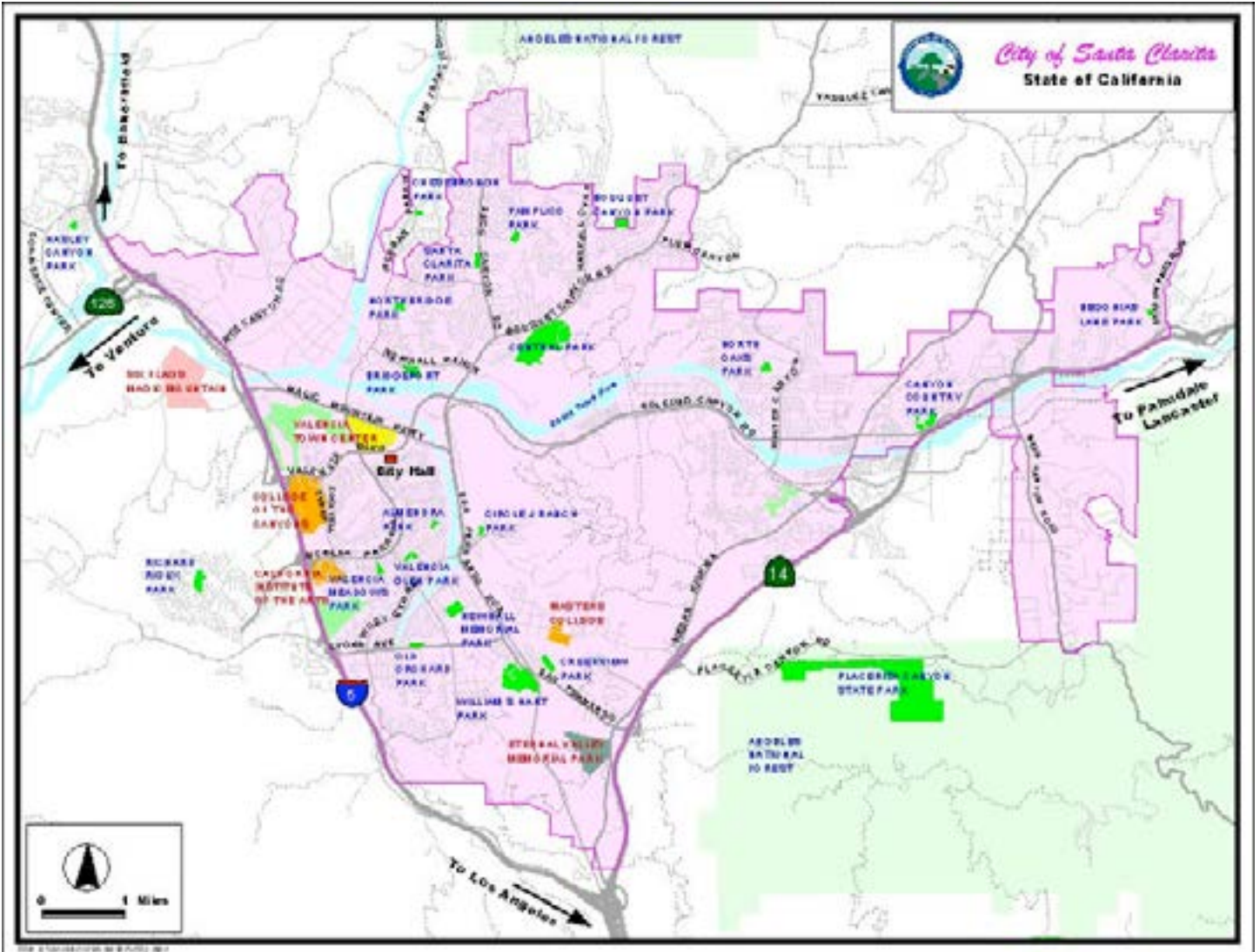
Students are advised to familiarize themselves with the route(s) to and from their housing and the CalArts campus. Los Angeles County is known for its congested and unpredictable traffic, and students living off-campus should routinely account for ever-changing travel times and schedule accordingly.

For example, during non-peak traffic times, it can take 20–25 minutes to get to Universal City Walk or the Hollywood Bowl. If attempted in rush-hour traffic, it can take closer to an hour (or more).

A useful resource for new residents is [Sigalert](#), a traffic report system through which the California Highway Patrol (CHP) issues alerts when major backups are expected on the roads. Learn to consult Sigalert, as well as navigation apps like Google Maps and Waze, for an efficient commute.

# MAP OF SANTA CLARITA

<https://visitsantaclarita.com/plan/maps-directions/>



# MAP OF LOS ANGELES

<https://capturetheatlas.com/los-angeles-map/>



