



**COMMUNITY REFERENCE GUIDE
FOR
OFF CAMPUS RESIDENCY**

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WELCOME TO SANTA CLARITA

Welcome to Santa Clarita, California, home of California Institute of the Arts, affectionately known as CalArts. Living in Santa Clarita can be very rewarding and enjoyable, but deciding where to live can be stressful. This guide is designed to provide information to help create a smooth transition of your relocation to Santa Clarita.

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 as well as 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 to the 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 northeast of CalArts.
- **Stevenson Ranch** is located directly west 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. Many of our students utilize rideshare, UBER or Lyft to come to and from campus. Please ensure to factor this cost into your decision if you do not have transportation.

SANTA CLARITA APARTMENTS

Important information regarding off-campus residency

Below are apartments listed that are located in Santa Clarita. These apartment complexes are either within walking distance to the CalArts campus or located along a bus route. 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: *While we strive to keep posted information up-to-date, the lists are 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, please understand that it is a binding contract. Be sure to read carefully, take note of any questions you have regarding any part of the contract that is unclear or of which you are hesitant about and be sure to clarify with the landlord or discuss with your family.*

PARC CHATEAUX APARTMENTS

24979 Constitution Avenue, Stevenson Ranch, CA 91381

661.254.6400

Located 1.2 miles from campus

Requires a lease. Please contact for terms.

APARTMENT SIZE	SQUARE FEET
----------------	-------------

1 Bedroom, up to 3 people	835-1100
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<http://www.parcchateaux.com/>

MOUNTAIN TERRACE APARTMENTS

25399 The Old Road, Stevenson Ranch, CA 91381

661.287.9060

Located 1.6 miles from campus

Requires a lease. Please contact for terms of lease.

APARTMENT SIZE SQUARE FEET

1 Bedroom, up to 3 people 611-710

2 Bedroom, up to 5 people 947-1031

3 Bedroom, up to 7 people 1141

<http://www.mountainterraceptsca.com/>

NORTHGLEN APARTMENTS

23516 Magic Mountain Parkway, Valencia, CA 91355

661.255.0383

Located 2.6 miles from campus

Requires a lease. Please contact for terms of lease.

APARTMENT SIZE SQUARE FEET

1 Bedroom, up to 3 people 835 - 1100

2 Bedroom, up to 5 people 1100 - 1200

<http://www.equityapartments.com/california/los-angeles-apartments/valencia/northglen-apartments.aspx>

STONECREEK APARTMENTS

23855 Arroyo Park Drive, Valencia, CA 91355

877.873.2383

Located 1.4 miles from campus

Requires a lease. Please contact for terms of lease.

APARTMENT SIZE SQUARE FEET

1 Bedroom, up to 3 people 800-883

2 Bedroom, up to 5 people 937

<http://www.stonecreekapthomes.info/>

THE VILLAGE

23700 Valle Del Oro, Santa Clarita, CA 91321

661.257.1125

Located 4.4 miles from campus

Requires a lease. Please contact for terms of lease.

Please contact for latest hold fee which is applied to security deposit once application is approved.

APARTMENT SIZE	SQUARE FEET
----------------	-------------

2 Bedroom, up to 5 people	793-997
---------------------------	---------

3 Bedroom, up to 7 people	1113
---------------------------	------

<http://www.thevillageapartmenthomes.com/>

SKYCREST

27800 McBean Parkway, Valencia CA 91354

661.263.0404

Located 4.4 miles from campus

Requires a lease. Please contact for terms of lease.

APARTMENT SIZE	SQUARE FEET
----------------	-------------

1 Bedroom, up to 3 people	620-760
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2 Bedroom, up to 5 people	1050-1055
---------------------------	-----------

<http://www.equityapartments.com/california/los-angeles-apartments/valencia/skycrest-apartments.aspx>

CANYON RIDGE

23645 Meadowridge Drive, Santa Clarita, CA 91321-4207

855.410-1449

Located 4.6 miles from campus

Requires a lease. Please contact for terms of lease.

Please contact for latest hold fee which is applied to security deposit once application is approved.

APARTMENT SIZE	SQUARE FEET
----------------	-------------

1 Bedroom, up to 3 people	700
---------------------------	-----

2 Bedroom, up to 5 people	1000
---------------------------	------

<http://www.canyonridgesantaclarita.com/>

LEASE AND RENTERS 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 reported problems are 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.

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:

dca.ca.gov/publications/landlordbook/catenant.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

SIGNING A LEASE

Once your application is approved, you will be notified and asked to sign a lease with the landlord or property manager. It is important that you carefully read the terms of your lease. A lease is a legal and binding obligation to pay rent for a specified length of time, and every lease has variations on the terms and conditions of tenancy. If the terms of the lease agreement don't suit your needs, negotiate or reconsider renting the apartment or room.

Follow these tips when signing your lease:

1. Keep copies of all documents you have signed. A rental agreement should always be in writing and signed by both the tenant and landlord.
2. You have the right to omit undesirable portions of the lease, if both parties are in agreement.
3. Any changes to the lease must be made in ink. Make sure both parties have initialed and dated the changes.
4. Leases are negotiable contracts. Check to see that the lease reflects the understandings you made with the landlord at the time you saw the apartment.
5. The agreement should be complete and address how you and the landlord will handle situations like necessary repairs, unauthorized pets, nonpayment of rent and the cleaning you are expected to do when you move out.
6. Do not sign the lease or any agreement until every passage is fully clear to you.
7. Do not sign a lease unless you have seen the apartment.
8. You should sign a lease even if you are renting a room in a house or apartment.

TERMS OF LEASE

Contracts like leases cannot just be changed without both sides agreeing, unless there is already language in the document that allows the change.

A lease or rental agreements remain in effect unless

1. the landlord or tenant violates the conditions of the agreement (provided proper notice is given to either party by the other);
2. both you and the landlord agree to end the agreement;
3. either you or the landlord gives the other party proper notice that the agreement will be terminated.

Your landlord cannot raise your rent except

1. when the full term of any written rental agreement has expired.
2. when a written rental agreement specifically provides for increases in the amount of your rent.
3. **PLEASE CHECK WITH THE SPECIFIC CITY YOU ARE RENTING IN TO LEARN ABOUT THEIR SPECIFIC LAWS ON RENT INCREASE.**

Damage Inventory

When you sign a lease and agree to move-in, make sure to complete a thorough inventory of the space with your landlord. Otherwise you could be responsible for paying for damages to the facilities caused by the previous tenant. Request a walk-through of the space with the landlord or property manager the day you get the keys to the apartment. Document (in writing and in photos) any pre-existing damages beyond normal wear and tear. If there are any significant damages discovered, make a formal written request to your landlord they be repaired before you move in.

Renter's Insurance

Renter's insurance is strongly encouraged to repair or replace your personal belongings in case of theft or accidents. The landlord's insurance covers only the building, not your personal belongings. Thus, if there is a theft, fire, or non-flood water damage (e.g., the dishwasher or washer overflows), the renter's insurance could be used to replace damaged belongings. Renter's insurance is typically inexpensive relative to the cost of replacing your property in the event of a theft or accident. Here is a link to renter's insurance <https://www.nssi.com>.

SUBLEASING/ SUBLETTING

PLEASE READ CAREFULLY

In order to sublease your unit, a tenant must have permission from the rental agreement or landlord. If you plan to sublease your space, you should carefully review any policy or restrictions stated in the rental agreement before you sign.

When subleasing to a subtenant, you should always have an agreement in writing that outlines in clear language the move in/out dates, rent per month, and which party is responsible for utilities, internet, and garbage. Even if you are friends with the renter, create a contract. This will protect you and also prevent confusion or conflict later.

SECURITY DEPOSIT

When you sign a lease, you will likely also be asked to pay a security deposit. This deposit is money that the landlord collects as security against property damage, unclean conditions, and unpaid rent. The amount may vary; it is often equal to one month's rent. If you pay a security deposit, ask for a receipt for the payment and be sure to have in writing if the deposit is refundable or non-refundable, and under what conditions.

Within 31 days from the date the lease ends or the tenancy terminates, the landlord is required to either return your full security deposit or give you a written list of reasons why part or all of the security deposit was withheld. The landlord may retain all or any portion of the deposit to cover any damages or charges for which you are liable under the lease.

QUESTIONS TO ASK A POTENTIAL LANDLORD

When you meet the landlord to view the space, you should ask the following questions:

- How much is rent and when is it due?
- What is the preferred payment method (e.g. check, online payment with credit card)?
- Are there fines for late payments? If so, is there a grace period?
- Does rent include any of the utilities or garbage/recycling, and if not, how much do they usually run?
- How long is the lease? Month-to-month? 12-months?
- When is the move-in and move-out dates?
- What are the move-in costs (deposits, cleaning fees, first month's rent, etc.)?
- Are the deposits refundable?
- If you plan on having a pet, what is their policy on pets? What is the pet deposit?
- Is the space smoke free?
- What is the policy for subleasing/subletting?
- Is there a washer/dryer, dishwasher, or microwave?
- What amenities does the complex have?
- Are there quiet hours in the complex or house?
- Who do I contact for maintenance needs or repairs?
- Are there regular inspections? What is the policy for maintenance personnel entering the apartment?
- Who is responsible for keeping upkeep?

CHECKLIST FOR VIEWING A RENTAL APARTMENT OR ROOM

It is very important that you take the time to inspect your space before you sign a lease. It is strongly encouraged that you rent only those spaces that are in full compliance with the County of Los Angeles and/or city codes and regulations.

Tenants should always assess security measures and safety precautions before signing a lease. Once you sign a lease, it may be very difficult for you to make changes or refute pre-existing damages.

Security

- Check the locks on each door.
- Do the doors shut tightly? Is there a deadbolt on the front door?
- Do the windows on the ground floor lock?
- Are there curtains or shades on the windows?
- Who has access to the unit? Under what conditions?
- How is the lighting around the front door?
- How safe do I feel in this neighborhood?

Electricity

- Make sure all the lights work.
- Check the location of electrical outlets in the bathroom and bedroom. Are they all in safe locations?
- Are there enough outlets for your computer, phone, etc.?

Kitchen

- Turn on the stove and all included appliances to ensure that they work.
- Check the fridge and the freezer.
- Inspect all other appliances

Bathroom(s)

- Flush the toilet(s).
- Turn on the sinks and the shower. How is the water pressure? Is there hot water?

CHECKLIST FOR VIEWING A RENTAL APARMENT OR ROOM

Heating and cooling

- Turn on the heating equipment to make sure it works.
- Check if windows and doors open for summertime ventilation..

Pre-existing damages

- Look for and document and pictures in writing any major damages.
- Note rips and stains on the carpet, holes in walls, and damage to windows.
- Ask the landlord to sign a list of pre-existing damages so you will not be held responsible for them when you move out.

Fire protection

- Find all smoke detectors and test them.
- Look for the emergency exit.
- Check for a fire extinguisher in the kitchen.

Parking

- If you are sharing a house, make sure there is enough space for all your cars.
- If you are renting an apartment, find out which designated space is yours.
- Find out about guest parking locations, if applicable
- If you do not have a car, find out where the nearest bus stop is.
- Find out if there are safe bike racks somewhere in the complex or other bike storage.

Maintenance Contact

- Find out who to contact about maintenance issues after you move in.

Storage

- Check basement and closets.

CREATING A BUDGET

Determining a realistic budget is an important first step when looking for an apartment or room to rent. In addition to rent, there are several costs that come with living off-campus.

Common routine costs you can anticipate when renting an apartment or room:

- Security deposit
- Application fee (typically \$25-60)
- Monthly utilities
- Electricity
- Gas and heat
- Water (should be included if you live in an apartment complex)
- Internet
- Garbage and recycling (should be included if you live in an apartment complex)
- Renter's insurance (optional but recommended)
- Laundry costs
- Food costs
- Transportation Costs to and from campus

On the next few pages, we give you some tools for determining your off-campus living budget and recommendations for saving costs on rent, transportation, course supplies and food.

BUDGET WORKSHEET

A good way to start creating a budget is to take inventory of your routine income and expenses. The budget spreadsheet on the following page is an example of one way to take inventory of your monthly budget.

HOW TO USE THE BUDGET SPREADSHEET

Begin first with your sources of income and revenue. Calculate your monthly income from the categories provided, as applicable. Next, itemize your monthly expenses. There are two kinds of expenditures: fixed and variable.

1. Fixed expenses are those due each month with little, if any, variance (e.g. rent)
2. Variable expenses are those which vary with personal taste and lifestyle (e.g. entertainment and the cost to heat your home) Add up the totals from both your Expenses spreadsheet and subtract them from your total from your Income spreadsheet.

If the net result is positive (or at least zero), your expenses and your income match the lifestyle that you hope to be living.

If the net result is negative, this indicates that you are spending more than you are making. If this is the case, you may need to make some changes, such as living with roommates or adjusting some expenses.

BUDGET WORKSHEET

Monthly Budget

For: _____

Date: _____

EXPENSES

HOUSEHOLD

Rent/Mortgage \$ _____
 Utilities (electric, gas, trash, water) \$ _____
 Cable/Satellite TV and Internet \$ _____
 Telephone and Long Distance \$ _____
 Cell Phone \$ _____
 Other Household Expenses \$ _____

TOTAL \$ _____

FOOD

Groceries \$ _____
 Lunches and Snacks \$ _____
 Eating Out \$ _____

TOTAL \$ _____

TRANSPORTATION

Car Payment \$ _____
 Insurance \$ _____
 Gasoline \$ _____
 Maintenance and Repairs \$ _____
 Public Transportation \$ _____
 Other (parking, tolls) \$ _____

TOTAL \$ _____

HEALTHCARE

Doctor \$ _____
 Dentist \$ _____
 Prescriptions \$ _____
 Medical Insurance \$ _____
 Other Healthcare Expenses \$ _____

TOTAL \$ _____

INCOME

Take Home Pay \$ _____
 Allowance \$ _____
 Gifts \$ _____
 Part-time Jobs and Chores \$ _____
 Other Sources \$ _____

TOTAL \$ _____

LOOKING GOOD

Clothes and Shoes \$ _____
 Toiletries \$ _____
 Laundry and Cleaners \$ _____
 Hair Care \$ _____
 Other Looking Good Expenses \$ _____

TOTAL \$ _____

JUST FOR FUN

Movies/Games/Concerts \$ _____
 Dates/Trips \$ _____
 Music Purchases \$ _____
 Books/Magazines/Newspaper \$ _____
 Hobbies \$ _____
 Other \$ _____

TOTAL \$ _____

MISCELLANEOUS

Credit Card \$ _____
 Savings and Investments \$ _____
 Education (tuition, books, fees) \$ _____
 Gifts and Charity \$ _____
 Pets \$ _____

TOTAL \$ _____

GRAND TOTAL

TOTAL ALL INCOME \$ _____
 Subtract - _____
TOTAL ALL EXPENSES \$ _____
BOTTOM LINE \$ _____

- Divide annual income and expenses by 12 to get a monthly figure.
- Some expenses (like utilities) will change throughout the year, so use a monthly average.

LOCAL STORAGE & MOVING

Camelot Moving & Storage...661.255.3112

<http://camelotmovers.com/>

Storage Center of Valencia...661.263.1999

<http://www.storagecenterofvalencia.com/>

EZ Access Self Storage...661.255.2800

<http://www.ezaccessselfstorage.com/>

Affordable Quality Moving & Storage...661.254.7823

<http://www.aqmsnational.com/>

Matthew's Moving & Storage...661.284.6350

<http://www.matthews-moving.com/>

SHOPPING AND ENTERTAINMENT

Santa Clarita Valley offers an idyllic lifestyle: a Mediterranean climate with close proximity to the ocean, mountains, desert and everything Los Angeles has to offer.

Santa Clarita Guide... <http://www.santaclaritaguide.com/LivingInSCV.html>
Information and helpful resource guide for the Santa Clarita Valley.

Westfield Town Center.... <http://www.westfield.com/valencia/>
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... <http://mynewmainstreet.com/>
Old Town Newhall has been recently renovated getting back to its original Historic Western-charm. With historic points of interest, unique boutique shopping, and pedestrian friendly Main Street, shopping in Historic Santa Clarita has never been so fun!

Valencia Marketplace... <http://www.valenciamarketplace.com/>
Valencia Marketplace spans nearly a mile adjacent (west) of Interstate 5 on The Old Road between McBean Parkway and Lyons Avenue in Valencia and 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:
<http://visitsantaclarita.com/>

<http://santaclarita.lunarcow.com/publication/?i=101864>

<http://www.santaclaritaguide.com/>

USEFUL RESOURCES

UTILITIES

Southern California Edison (Electric)	1-800-684-8123	http://www.sce.com/
Gas Company	1-800-427-2200	http://www.socalgas.com/
Spectrum (Cable TV and Internet)	1-800-892-4357	https://www.spectrum.com/
Direct TV (Cable TV and Internet)	1-800- 531-5000	https://www.directv.com/

MEDICAL CENTERS

Henry Mayo Hospital	661-253-8000	http://henrymayo.com/
Facey Medical Group (several locations in Santa Clarita Valley)		http://www.facey.com/
Kaiser Permanente	1-888-778-5000	https://healthy.kaiserpermanente.org/html/kaiser/index.shtml

AIRPORTS

Los Angeles International Airport (LAX)	1-310-646-5252	http://www.lawa.org/welcomelax.aspx
Bob Hope-Burbank Airport	1-818-840-8840	http://bobhopeairport.com/
Ontario International Airport	1-909-937-2700	http://www.lawa.org/welcomeONT.aspx
John Wayne-Orange County Airport	1-949-252-5200	http://www.ocair.com/

CALARTS

Admissions	1-800-545-2787	https://calarts.edu/admissions
On-Campus Housing	1-661-253-7897	http://calarts.edu/campus/residential-life/on-campus-housing
Off-Campus Housing		

TRANSPORTATION

Santa Clarita Public Transportation

661-294-1287

Local Schedule (within Santa Clarita):

http://www.santaclaritatransit.com/files/2013/11/Local-Schedule_2014_FINAL.pdf

Commuter Schedule (outside of Santa Clarita):

661-294-1287

<http://www.santaclaritatransit.com/routes-schedules/commuter-express/>

Yellow Star Taxi

661-288-7800

<http://www.yellowstartaxi.com/>

Yellow Cab Company

661-260-2227

Metro

1-323-466-3876

<http://www.metro.net/>

Super Shuttle

1-800-258-3826

<https://www.supershuttle.com/>

Prime Time Shuttle

1-800-733-8267

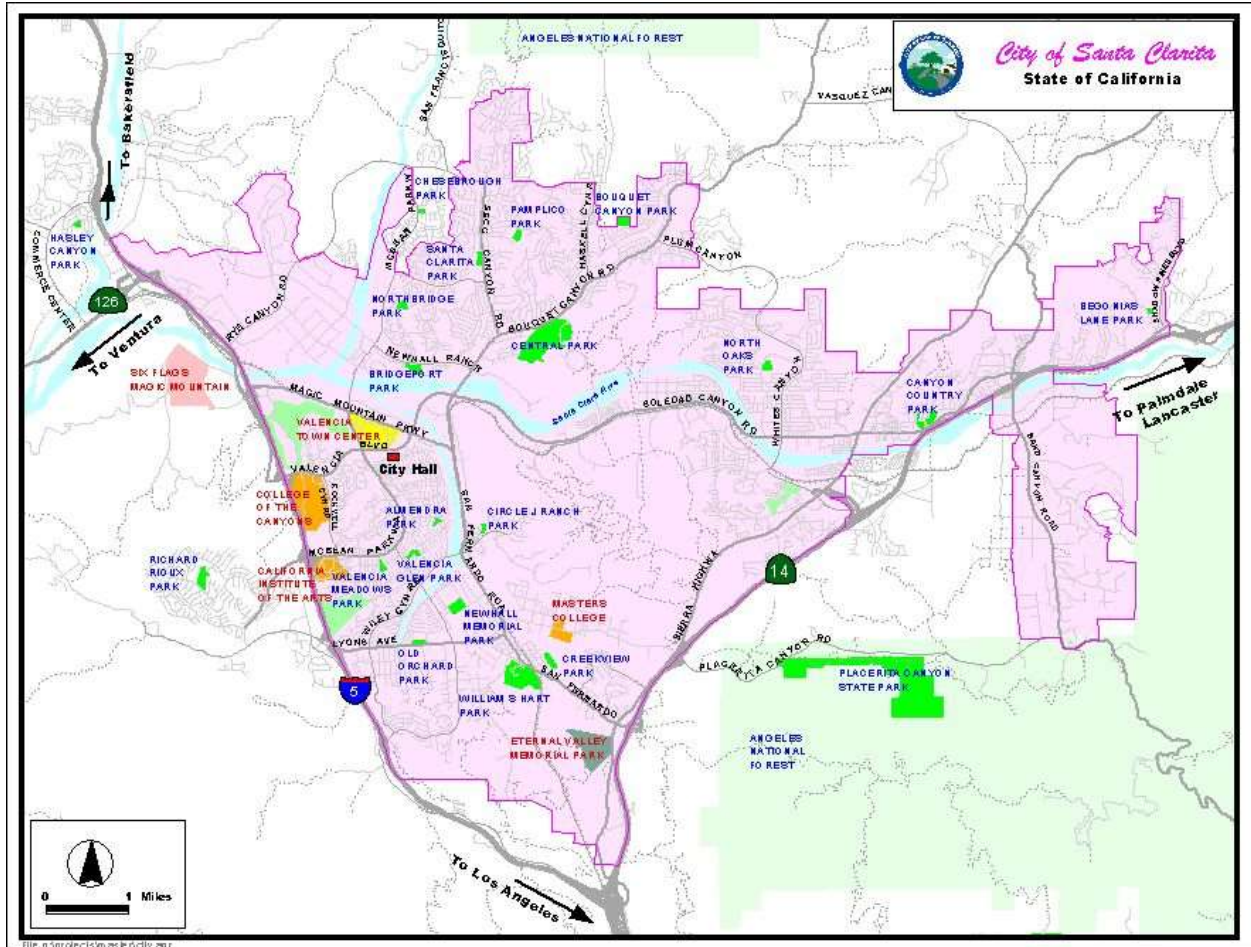
<http://www.primetimeshuttle.com/>

Van Nuys Fly Away Shuttle

1-818-994-5554

http://www.lawa.org/welcome_lax.aspx?id=4697

MAP OF SANTA CLARITA



MAP OF LOS ANGELES



Try to avoid traffic by checking live traffic reports:

<http://here.com/traffic/usa/los-angeles-ca>

<http://www.sigalert.com/Map.asp>